

FOR SALE



7315 44TH ST NE & 7417 44TH ST NE MARYSVILLE, WA 98270

SUBJECT PROPERTY

7315 44th St NE, Marysville, WA 98270 | 30053500303600
7417 44th St NE, Marysville, WA 98270 | 30053500303700

SIZE

9.38 AC | 408,593 SF
4.69 AC each lot

ZONING

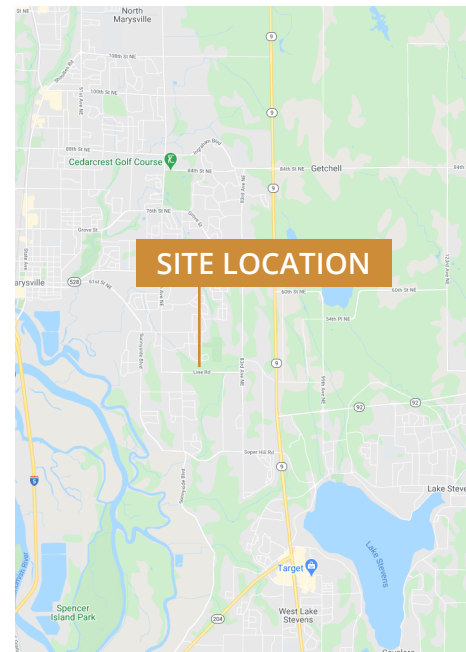
R-6.5

PRICE

\$3,250,000

LOCATION

- + Located in Shasta Ridge
- + Young and growing residential area
- + Raw land for residential development
- + Marysville is a vibrant retail and industrial environment with exciting opportunities for neighbors and visitors alike to enjoy their daily lives. With the addition of Paine Field, the area is expected to continue to provide careers and thrive.



CONTACT INFORMATION:

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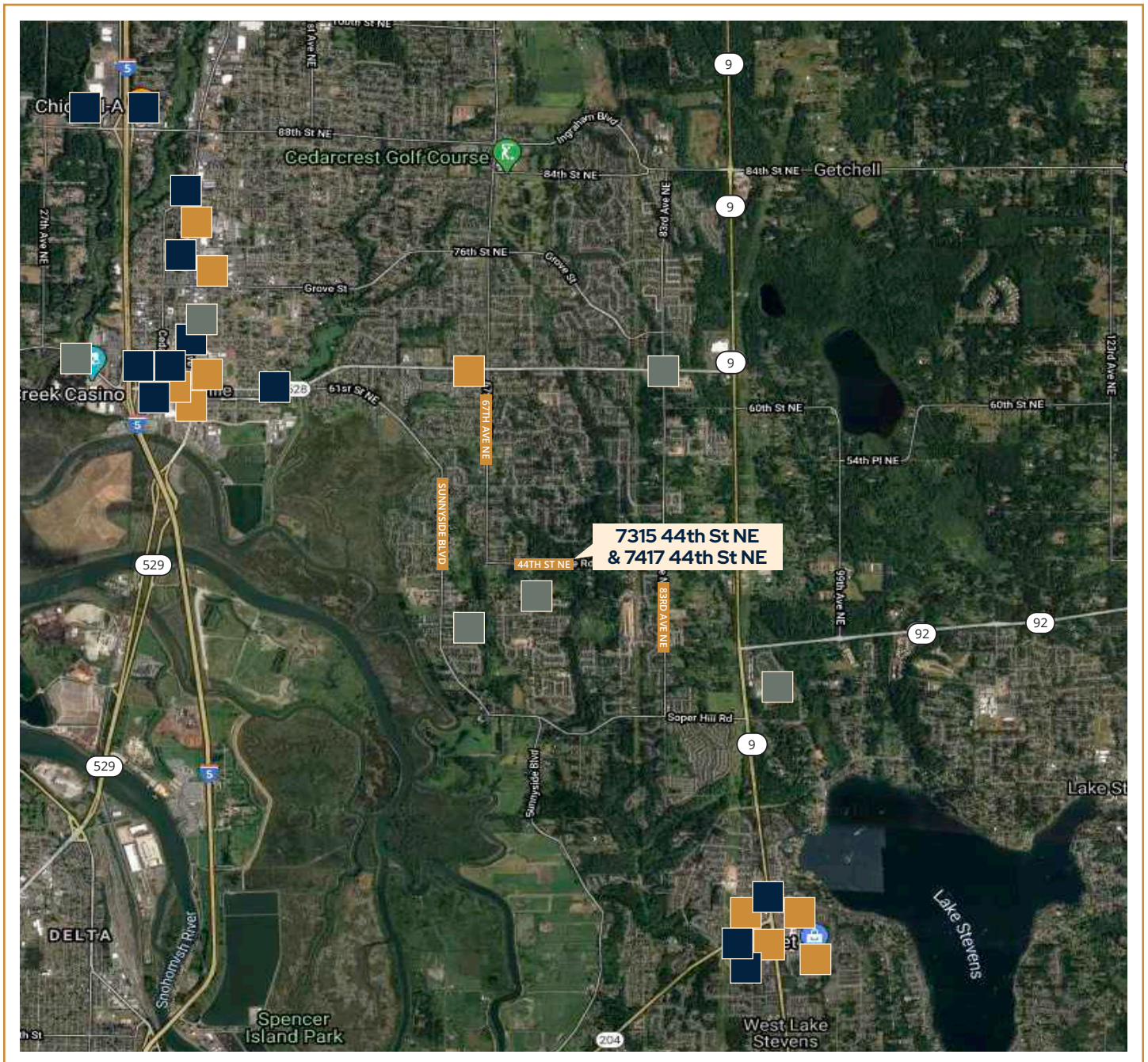
LOCATION

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 **SHOPPING**

 **FOOD & DRINKS**

 **EDUCATION & SERVICES**



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DEMOGRAPHICS

7315 44TH ST NE & 7417 44TH ST NE
MARYSVILLE, WA 98270



83% Public Transit
is Accessible



100% Lots of Parks



83% Pet Friendly



67% Family Friendly



DEMOGRAPHICS

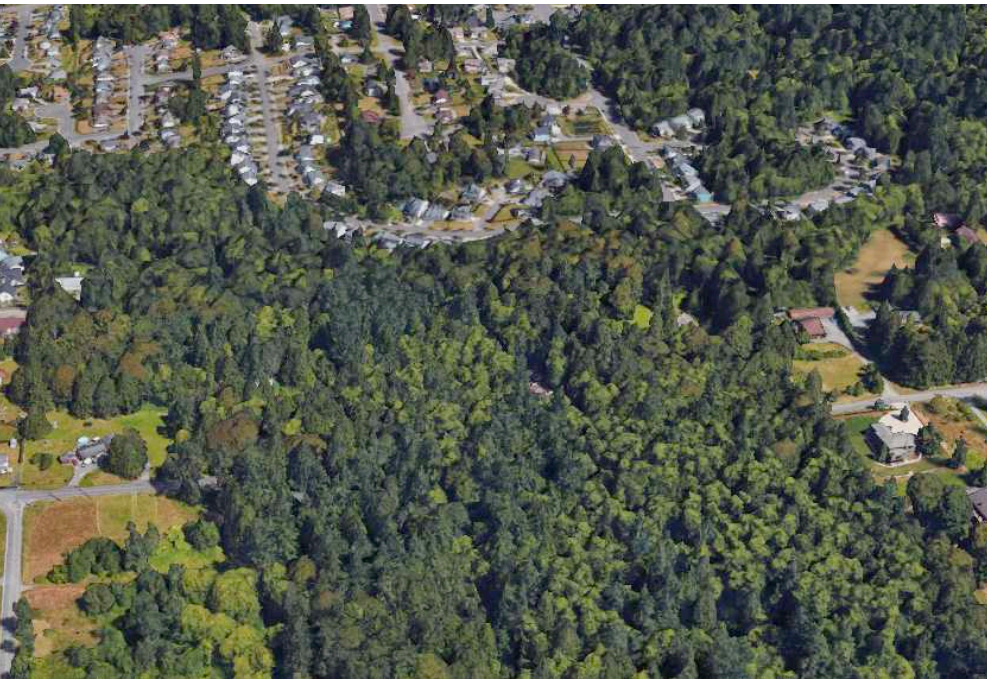
	1 Mile	3 Miles
Population	11,439	57,012
Daytime Population	8,666	47,680
Households	3,521	19,691
Avg. Household Income	\$123,054	\$103,090
Total # of Businesses	66	1,273
Tapestry Segments	Up and Coming Families Soccer Moms Home Improvements	Up and Coming Families Soccer Moms Metro Fusion

15 minutes
Downtown Everett

39 minutes
Downtown Seattle

8 minutes
Lundeen Park

11 minutes
I-5 on ramp



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