



20205 87th Ave SE, Snohomish, WA 98296

Rare Owner/User Development Opportunity

Asking price:

\$3,350,000 (\$29.98/SF)

- 2.57 Acres Total (111,735 SF)
- Snohomish County Parcel Number: 27052400201900
- Zoning: Flexible zoning (Industrial Park "IP", Snohomish County) allows for a wide range of uses ([View Zoning Matrix](#))
- Located just outside of Woodinville's core industrial market (Maltby) with easy access to SR-522, Hwy-9, and I-405
- Existing Improvements:
 - ◇ 2,028 SF Single Family Home with 357 SF detached garage
 - ◇ 896 SF Accessory Dwelling Unit with 218 SF shed
 - ◇ 1,406 SF Barn Structure



Talor Okada

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Derek Heed

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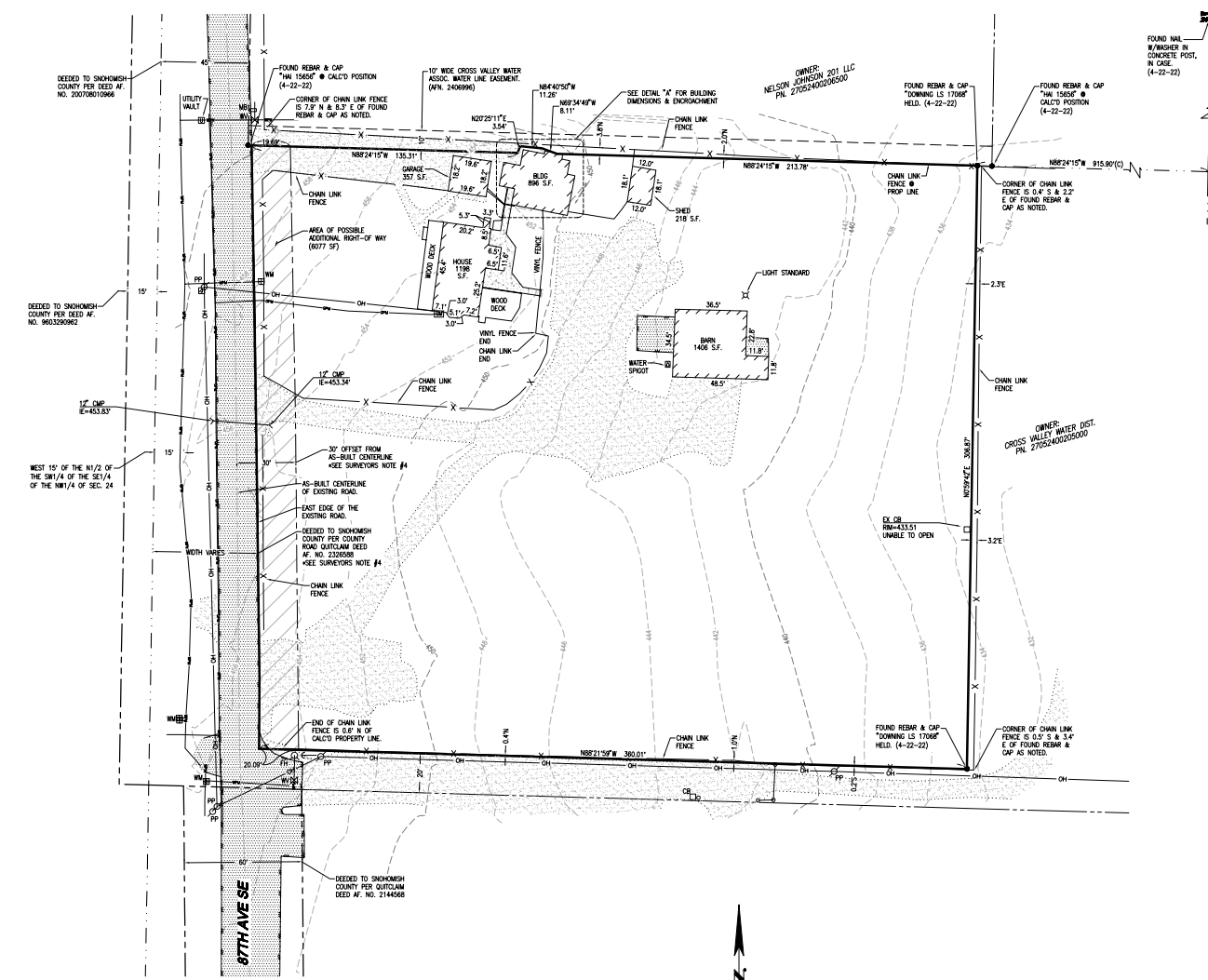
Gregg Riva

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206 595 1525
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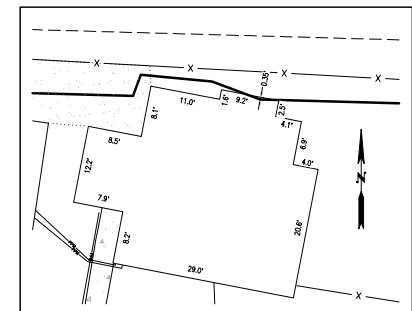
11225 SE 6th St., Suite 240
Bellevue, WA 98004
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Land Title Survey



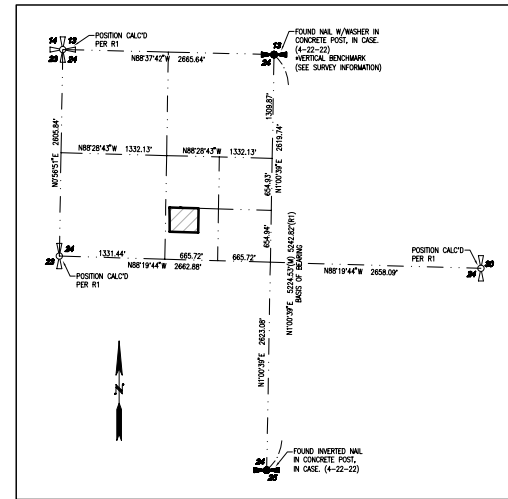
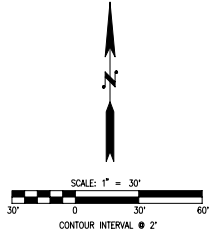
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W/WASHER IN
CONCRETE POST,
IN CASE
(4-22-22)



DETAIL "A"
SCALE: 1"=10'

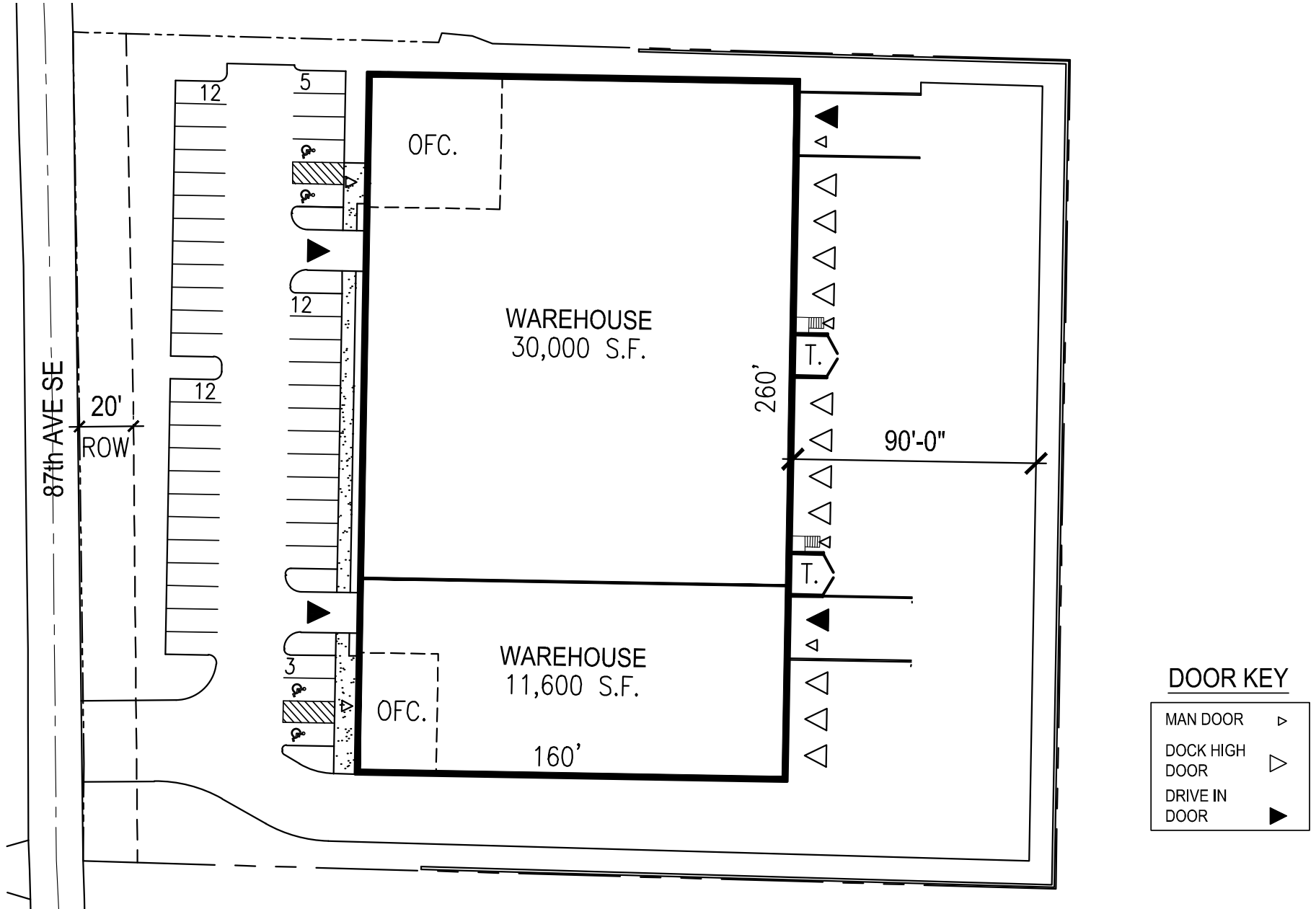
LEGEND

--- BOUNDARY LINE	--- SECTION LINE	--- FACIMENT LINE	--- RIGHT-OF-WAY LINE	--- RIGHT-OF-WAY CENTERLINE	--- ADJACENT PROPERTY LINE	--- BUILDING SETBACK LINE	--- GAS PAINT MARK	--- WATER METER	--- POWER PAINT MARK	--- TELCO LINE	--- TELCO PAINT MARK	--- FIBER PAINT MARK	--- EXISTING PAVEMENT	--- EXISTING CONCRETE	--- EXISTING GRAVEL	--- EXISTING BUILDING	--- GAS VALVE	--- GAS METER	--- GUY ANCHOR	--- POWER POLE	--- JUNCTION BOX	--- SIGN	--- MONUMENT FOUND	--- FOUND REBAR & CAP AS NOTED	--- SECTION QTR CORNER FOUND	--- SECTION CORNER FOUND	--- SECTION CORNER CALC'D	--- SECTION QTR CORNER CALC'D	
--- 17' CMP E=433.83'	--- 30' OFFSET FROM 45-BUILT CENTERLINE SEE SURVEYORS NOTE #4	--- AS-BUILT CENTERLINE OF EXISTING ROAD	--- EAST EDGE OF THE EXISTING ROAD	--- DEED TO SNOHOMISH COUNTY PER COUNTY ROAD DISTRICT DEED AF. NO. 232658 SEE SURVEYORS NOTE #4	--- CHAIN LINK FENCE	--- END OF CHAIN LINK FENCE IS 0.6' N OF CALC'D PROPERTY LINE	--- DEED TO SNOHOMISH COUNTY PER OUTCUM DEED AF. NO. 2144568	--- 15' WIDE GROSS VALLEY WATER ASSOC. WATER LINE EASEMENT (W.N. 2406996)	--- 15' WIDE GROSS VALLEY WATER ASSOC. WATER LINE EASEMENT (W.N. 2406996)	--- 15' WIDE GROSS VALLEY WATER ASSOC. WATER LINE EASEMENT (W.N. 2406996)	--- 15' WIDE GROSS VALLEY WATER ASSOC. WATER LINE EASEMENT (W.N. 2406996)	--- 15' WIDE GROSS VALLEY WATER ASSOC. WATER LINE EASEMENT (W.N. 2406996)	--- 15' WIDE GROSS VALLEY WATER ASSOC. WATER LINE EASEMENT (W.N. 2406996)	--- 15' WIDE GROSS VALLEY WATER ASSOC. WATER LINE EASEMENT (W.N. 2406996)	--- 15' WIDE GROSS VALLEY WATER ASSOC. WATER LINE EASEMENT (W.N. 2406996)	--- 15' WIDE GROSS VALLEY WATER ASSOC. WATER LINE EASEMENT (W.N. 2406996)	--- 15' WIDE GROSS VALLEY WATER ASSOC. WATER LINE EASEMENT (W.N. 2406996)	--- 15' WIDE GROSS VALLEY WATER ASSOC. WATER LINE EASEMENT (W.N. 2406996)	--- 15' WIDE GROSS VALLEY WATER ASSOC. WATER LINE EASEMENT (W.N. 2406996)	--- 15' WIDE GROSS VALLEY WATER ASSOC. WATER LINE EASEMENT (W.N. 2406996)	--- 15' WIDE GROSS VALLEY WATER ASSOC. WATER LINE EASEMENT (W.N. 2406996)	--- 15' WIDE GROSS VALLEY WATER ASSOC. WATER LINE EASEMENT (W.N. 2406996)	--- 15' WIDE GROSS VALLEY WATER ASSOC. WATER LINE EASEMENT (W.N. 2406996)	--- 15' WIDE GROSS VALLEY WATER ASSOC. WATER LINE EASEMENT (W.N. 2406996)	--- 15' WIDE GROSS VALLEY WATER ASSOC. WATER LINE EASEMENT (W.N. 2406996)	--- 15' WIDE GROSS VALLEY WATER ASSOC. WATER LINE EASEMENT (W.N. 2406996)	--- 15' WIDE GROSS VALLEY WATER ASSOC. WATER LINE EASEMENT (W.N. 2406996)	--- 15' WIDE GROSS VALLEY WATER ASSOC. WATER LINE EASEMENT (W.N. 2406996)	--- 15' WIDE GROSS VALLEY WATER ASSOC. WATER LINE EASEMENT (W.N. 2406996)



SECTION BREAKDOWN
SCALE: 1"=800'
(PER R1)

Conceptual Site Plan



Regional Map & Corporate Neighbors

