



FOR SALE

AI's Truck Parts

13311 Highway 99
Everett, WA

Devin Haskell
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Lynnwood

Seattle

Bellevue



OFFERING SUMMARY

- Fully Operational Business – AI's Truck Parts – Assets Available
- Rare 4.35 Acre Snohomish County Parcel
- Permitted Uses: Automobile Wrecking Yard (conditional, grandfathered), Construction Contracting, Multifamily, Townhouse, Hotel, Manufacturing, Retirement Housing, Warehousing

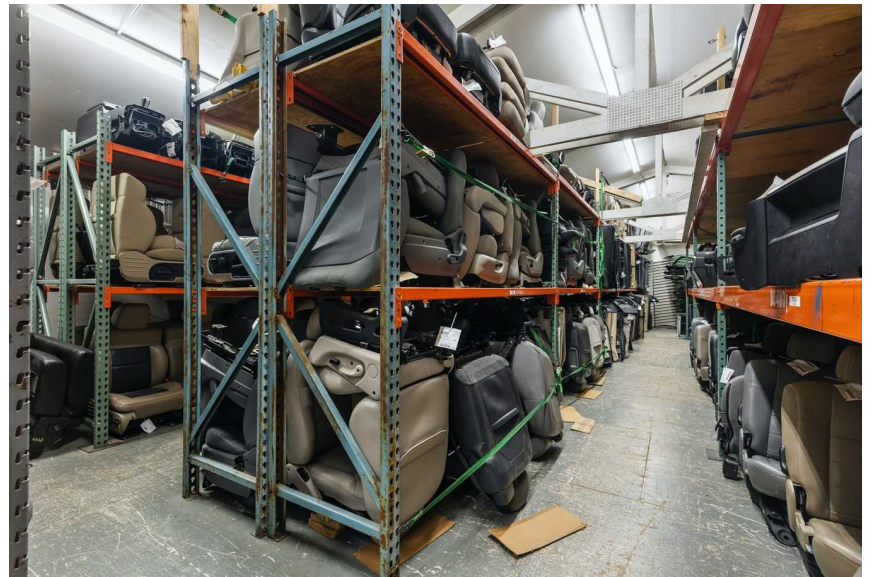


PROPERTY DETAIL

- Metal Sided (1983) Warehouse, Office, Salvage Shop
- Currently Configured as Truck Parts Salvage Yard
- Close Access to Interstate 5, Highway 99, Highway 525
- Excellent Visibility to 40,000 VPD Highway 99

Address	13311 Highway 99, Everett 98204
Total Building Size	8,960 SF
Warehouse Floor 1	4,960 SF
Warehouse Floor 2	4,000 SF
Total Land Size	4.35 Acres (189,486 SF)
Parcel Number	00373300700501
Zoning	Urban Center (UC)
Urban Center (UC) Use Matrix	LINK
Urban Center (UC) FAQ	LINK
Seller	Triple J & K Investments, LLC
Business	Al's Truck Parts, Inc
Property Taxes (2023)	\$18,365.16
Year Built	1983





CONTACT

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DISCLAIMER

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