

FOR SALE

7715 46th Ave
Gig Harbor, 98335



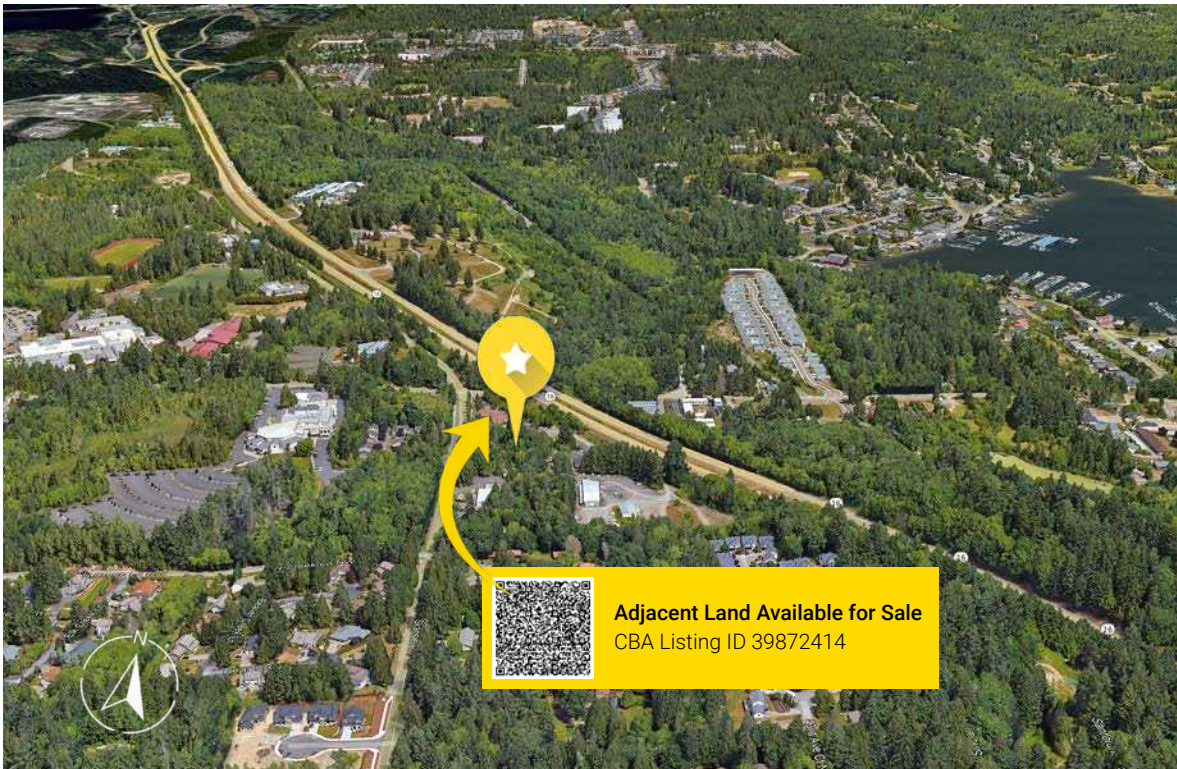
IMPROVED LAND

Lisa Tallman | Jamie Firth

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

7715 46TH AVE

- Purchase Price: \$1,050,000.00
- 1.47 Acres (64,033+- sq.ft.) Consisting of 3 parcels
- Parcels: 022107114, 022107115 , 0221071063
- Zoned City of Gig Harbor-RB-2
- Land Use Designation: Residential High Density
- Title/Escrow: Aegis Land Title and Escrow/Traci Fraley file No. 2023-52876-GH
- Residential Dwelling – 2,872 sq.ft. – 3 b/r, 2 ¼ bath – two level.
- Detached Garage – 576 sq.ft.
- Power: Peninsula Light Company
- Water/Sewer: City of Gig Harbor
- Gas: Puget Sound Energy



***ZONING MATRIX**
City of Gig Harbor - RB-2



DEMOGRAPHICS

POPULATION

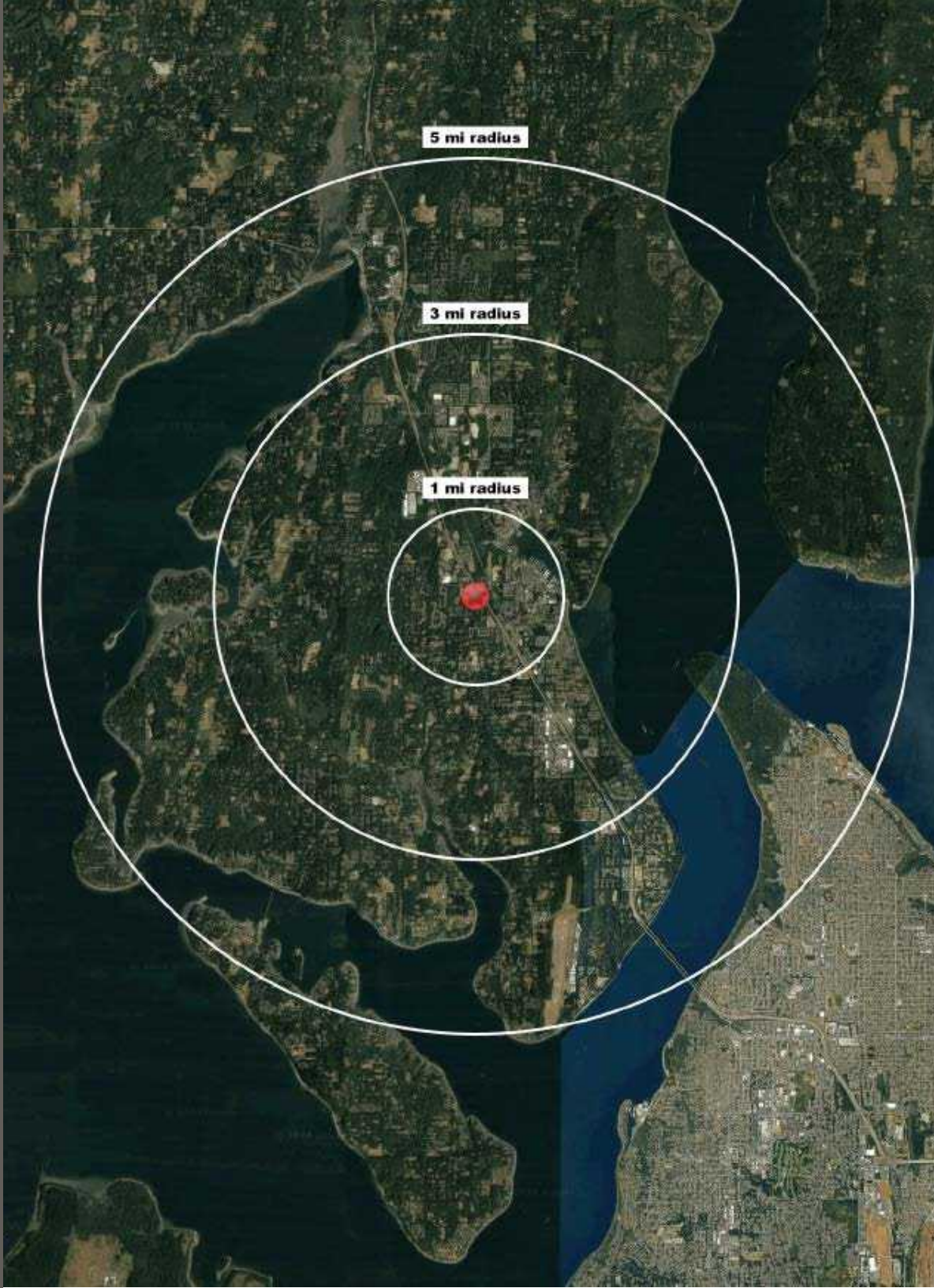
Mile 1	Mile 2	Mile 3
4,697	30,944	60,178

AVERAGE HH INCOME

Mile 1	Mile 2	Mile 3
\$175,688	\$177,269	\$180,501

DAYTIME POPULATION

Mile 1	Mile 2	Mile 3
5,172	24,290	40,530



SUMMARY



NORTH ARROW in Gig Harbor offers direct access to the stunning waters of Gig Harbor Bay, with opportunities for boating, kayaking, paddleboarding, and soaking in the scenery. Its proximity to Kopachuck State Park adds further green space and hiking trails. Major highways make commuting to Tacoma and Seattle manageable, while the Seattle ferry provides another transportation option.

TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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