



INDUSTRIAL BUILDING WITH YARD FOR SALE

2720 HARTFORD DRIVE LAKE STEVENS

2720 HARTFORD DR, LAKE STEVENS 98258

CBRE

PROPERTY OVERVIEW

DESCRIPTION

2720 Hartford Dr is a 2,632 SF flex/ industrial building for sale. Located in the growing city of Lake Stevens, the Property presents a prime opportunity for an investor or a user to acquire a dynamic space for business. The location of the Property is paramount, not only is the property surrounded by a variety of amenities, while providing easy access to SR-9.

HIGHLIGHTS

- Large, fenced yard
- 2,500 SF of outdoor area covered by canopies
- 14 Parking stalls
- Frontage on Hartford Road

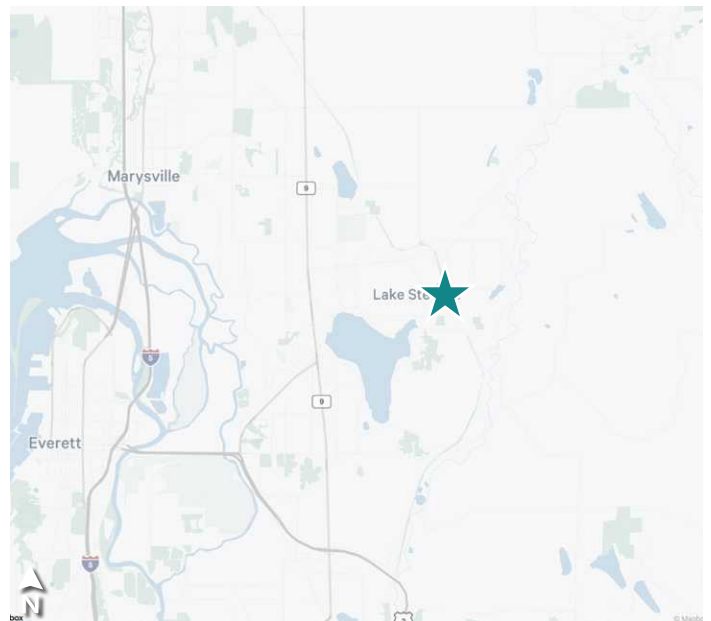
Sale Price: \$1,200,000

Address: 2720 Hartford Drive
Lake Stevens, WA 98258

Building SF: 2,632 RSF
984 SF Finished Shed

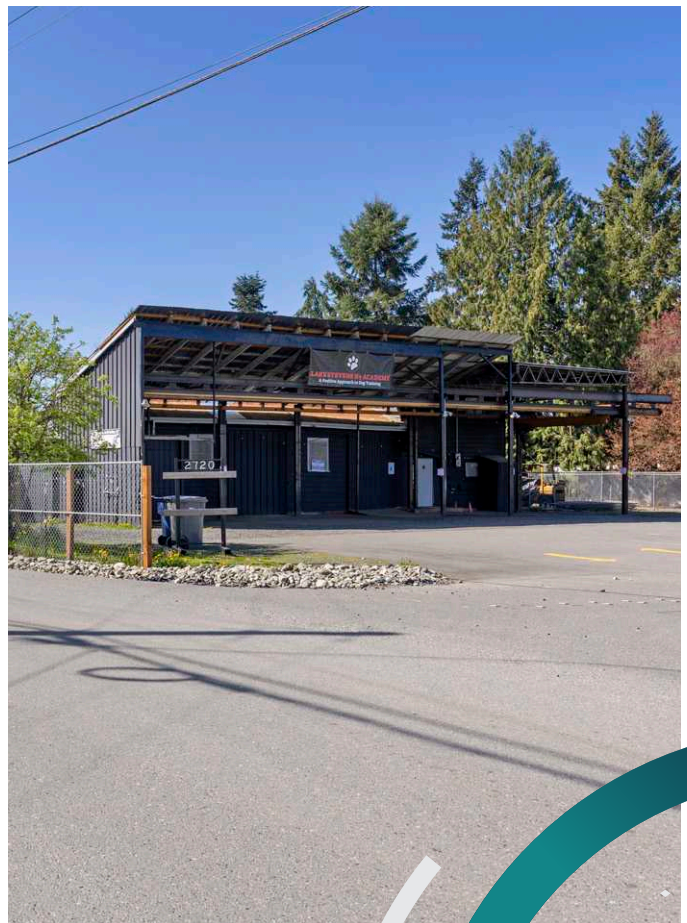
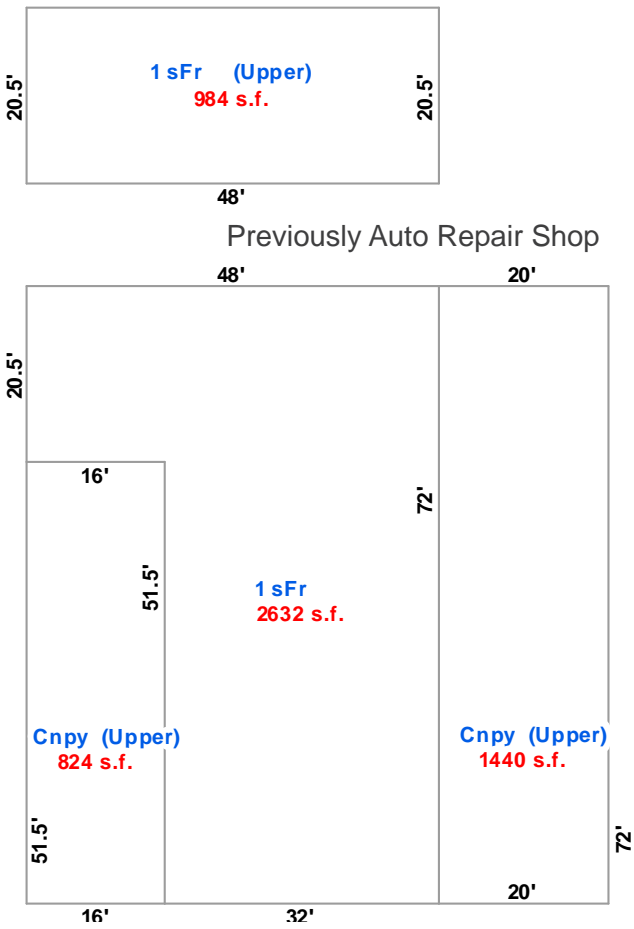
Lot Size: 0.43 Acres

Zoning: Light Industrial



2022 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
BUSINESSES	179	598	1,096
EMPLOYEES	3,026	6,881	10,644
POPULATION	5,619	30,677	88,983
HOUSEHOLDS	1,993	10,535	29,971
AVERAGE HOUSEHOLD INCOME	\$145,300	\$143,581	\$142,179
DAYTIME POPULATION	6,060	23,063	57,625

Source: CBRE Fast Report/Esri 2023



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