

\$1,250,000 | Marysville, WA

FOR SALE




**THE
REMLINGER
GROUP**

**Development Opportunity
Marysville, WA**

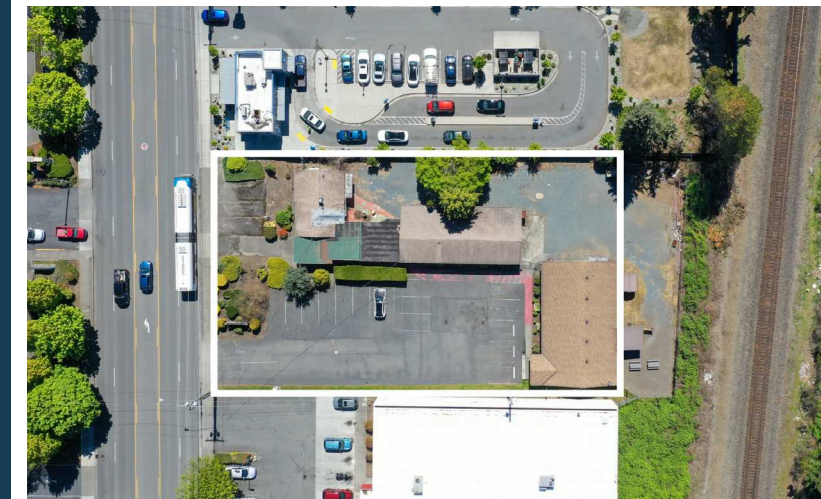
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Property Overview



Address:	1259 State Ave, Marysville, WA 98270
Parcel Number:	300528-002-016-00 (Snohomish County)
Land Area:	0.61 Acres (26,368 SF)
Zoning:	CB (Community Business), Marysville
Exposure:	18,363 Average Daily Traffic
Topography:	Level - at Street Grade
Frontage:	125 Feet State Avenue



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Development Potential



1259 STATE AVENUE DEVELOPMENT POTENTIAL

The property is well positioned along State Avenue in Marysville, WA which is a four-lane arterial with center turn lane and achieves nearly 20K in average daily vehicle exposure. The land is zoned CB (Community Business) by the City of Marysville. The purpose of the CB zone is to provide convenience and comparison retail and personal services for local service areas which exceed the daily convenience needs of adjacent neighborhoods but which cannot be served conveniently by larger activity centers, and to provide retail and personal services in locations within activity centers that are not appropriate for extensive outdoor storage or auto-related and industrial uses. Contact brokers for more information.

GENERAL DENSITIES & DEVELOPMENT STANDARDS

STANDARDS	COMMUNITY BUSINESS ZONE
Base Density DU/Acre:	12 Dwelling Units Per Acre
Max Density DU/Acre:	27 Dwelling Units Per Acre
Min. Street Setback:	None
Min. Interior Setback:	None
Base Height:	55 Feet
Max Impervious:	85%



LIST OF PERMITTED USES

- Multiple-Family
- Adult Family Home
- Residential Care Facility
- Hotel/Motel
- Sports Club
- Church
- General Personal Service
- Dry Cleaning
- Funeral Home
- Day Care
- Veterinary Clinic
- Medical/Dental Clinic
- Education Services
- General Business/Office
- Professional Office
- Motor Vehicle & Boat Dealers
- Liquor Stores
- Gas Stations
- Sporting Goods
- Jewelry Stores
- Tire Stores
- Bulk Retail
- Game/Hobby Shops
- Book Stores
- Used Goods Shops
- Eating/Drinking
- Fabric Shops
- Electronic Shops
- Pet Shops
- Auto Parking
- Storefronts
- Drugstores

Completed Studies

Environmental Report

Geo-Tech Report

Boundary Survey

Perspective - South



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Perspective - North



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Demographics



MARKET
AREA

5 Mile Radius



DAYTIME
POPULATION

35,577



POPULATION

100,307



HOUSEHOLDS

35,970



EXPOSURE

18,363 ADT



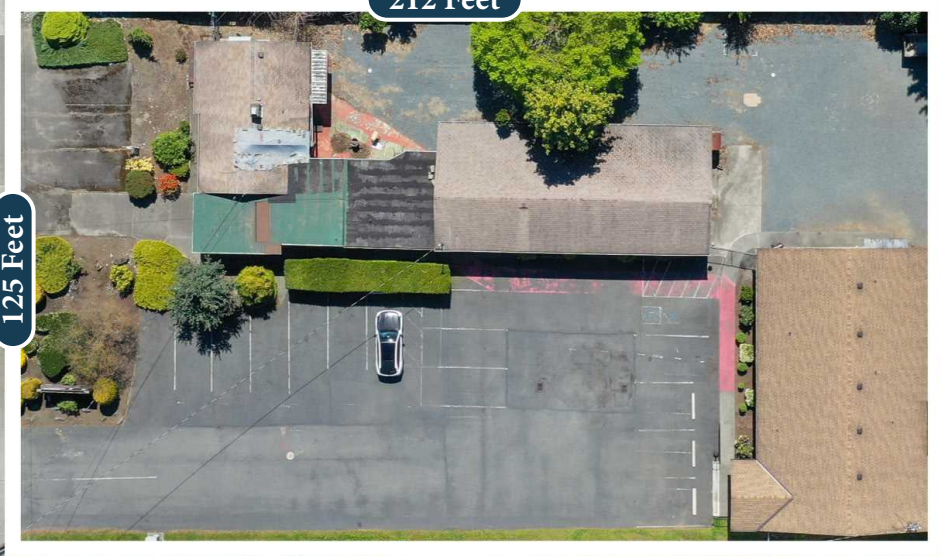
AVG. HOUSEHOLD
INCOME

\$104,024

Parcel Aerial

212 Feet

125 Feet



EXCLUSIVELY OFFERED BY



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