

RETAIL/DEVELOPMENT SITE FOR SALE

AVENUE D COMMERCIAL BUILDING AND LOT

712 AVENUE D, SNOHOMISH, WA 98290



FOR SALE

KELLER WILLIAMS NORTH SEATTLE

10700 Meridian Avenue North Suite 504
Seattle, WA 98133



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

712 AVENUE D



OFFERING SUMMARY

PRICE:	\$2,100,000
BUILDING SF:	1,580
AVAILABLE SF:	1,580
LOT SIZE:	12,632 Sq Ft
SIGNAGE:	Yes
FRONTAGE:	90 Feet
YEAR BUILT:	1984
PARKING:	25
ZONING:	Commercial

PROPERTY OVERVIEW

This versatile 1,580 sq. ft. commercial property is located at 712 Avenue D, Snohomish, WA, on a prime frontage lot. Situated just one block from Snohomish High School, the property enjoys excellent exposure to both high foot traffic and consistent vehicle flow, making it an ideal location for a variety of business types or possible redevelopment. Seller financing available.

Key features include:

- 0.29 Acre
- Size: 1,580 square feet of commercial space
- Parking: Over 25 parking spaces, offering convenience for both customers and staff
- Visibility: Prime Avenue D frontage with high visibility, ensuring excellent exposure to local traffic with great signage for advertising
- Location: Just one block from Snohomish High School, bringing a steady stream of nearby foot traffic,
- Access: Easy accessibility from main roads and surrounding neighborhoods

The property has been a successful business location for over 30 years, and with the upcoming Avenue D revitalization project scheduled to begin in 2024, it represents a unique opportunity for business owners and investors alike. Whether you're looking to establish a new business, expand your portfolio, or develop the site further, this property offers the perfect blend of location, convenience, and future potential.

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PROPERTY PHOTOS

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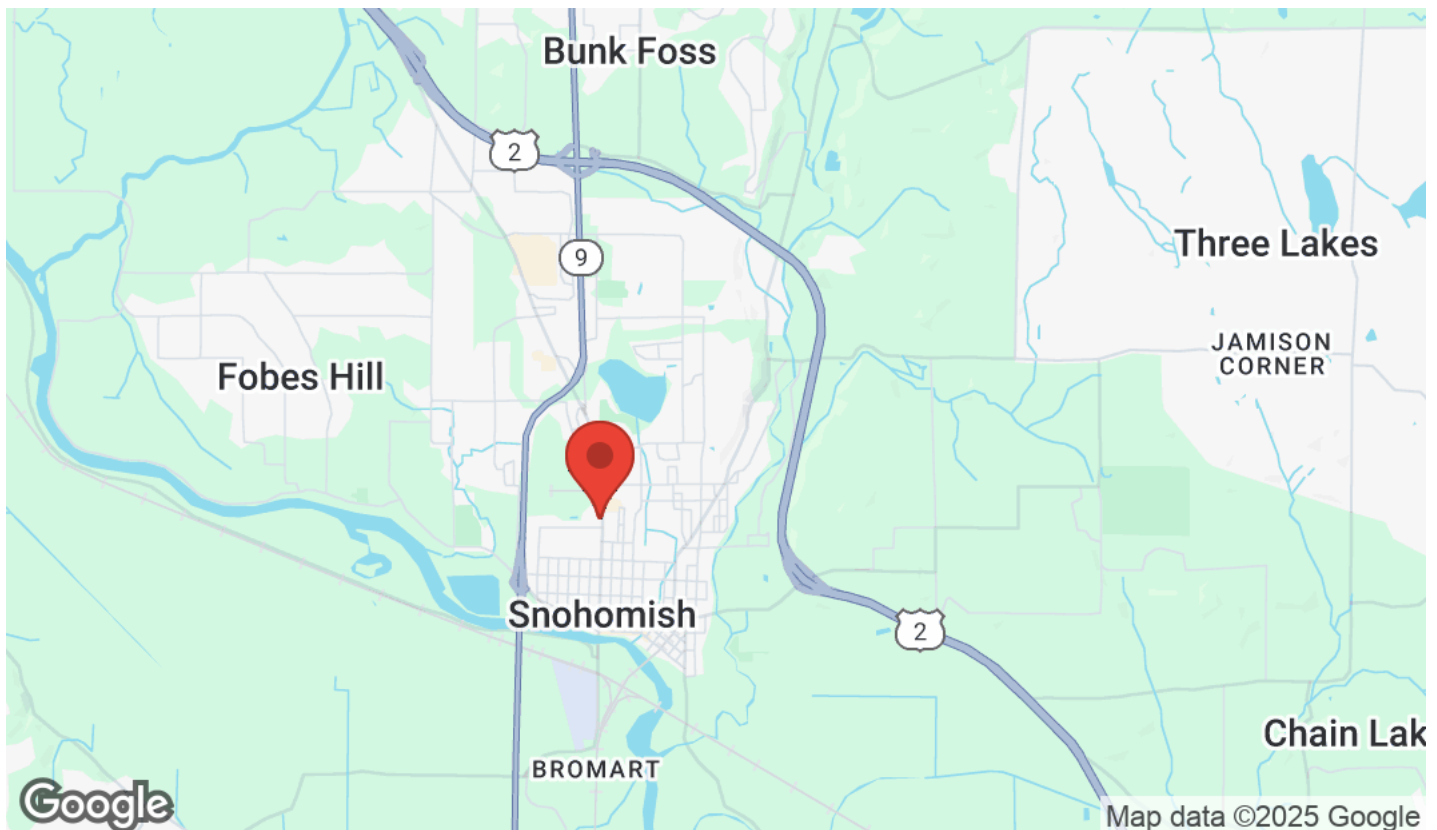
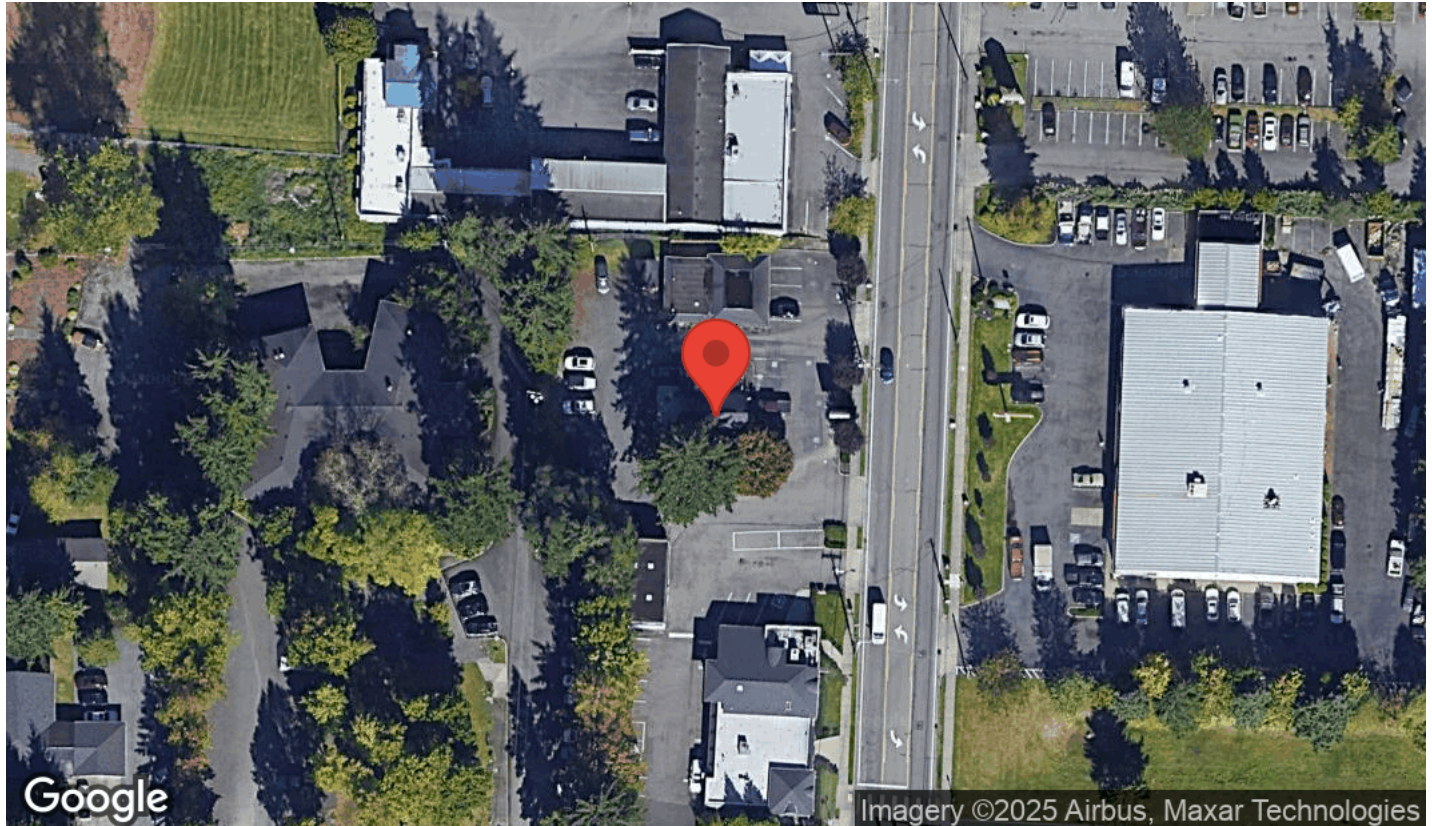
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LOCATION MAPS

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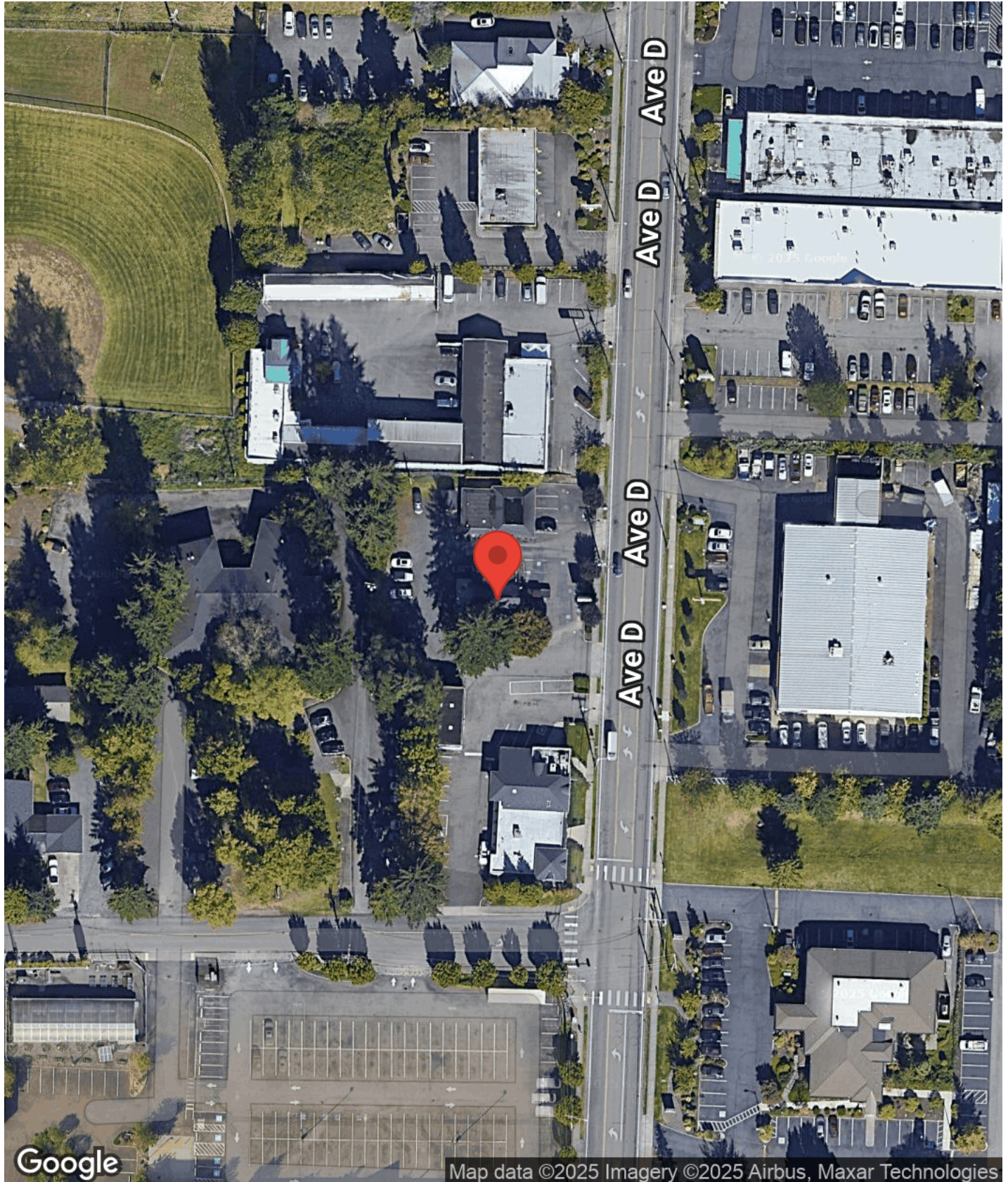
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AERIAL MAP

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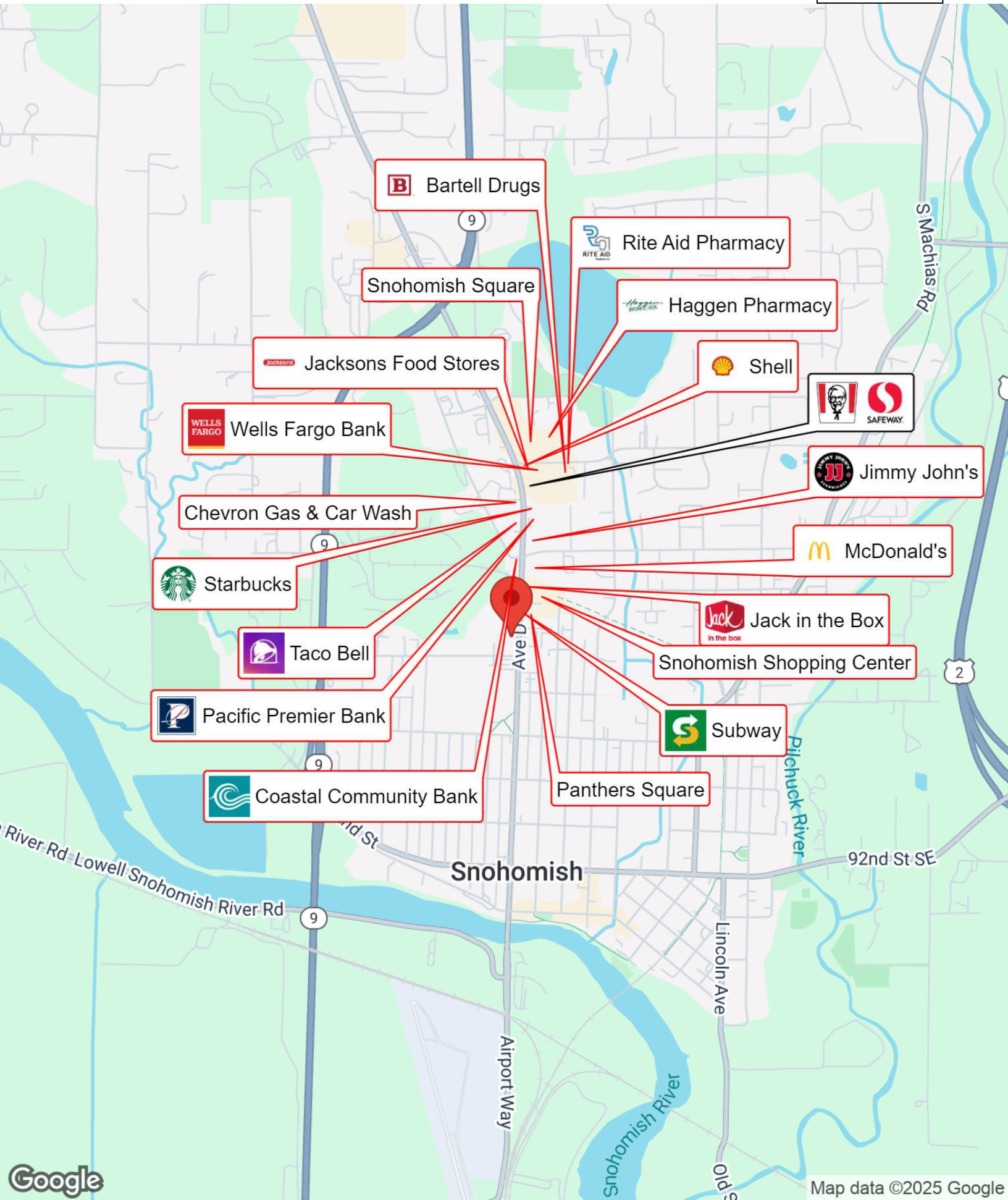
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BUSINESS MAP

712 AVENUE D



B Bartell Drugs



Rite Aid Pharmacy

Haggen Pharmacy



Shell



Jimmy John's



McDonald's



Jack in the Box

Snohomish Shopping Center



Subway

Panthers Square

Snohomish

92nd St SE

Airport Way

Lincoln Ave

Pilechuck River

Snohomish River

S Machias Rd

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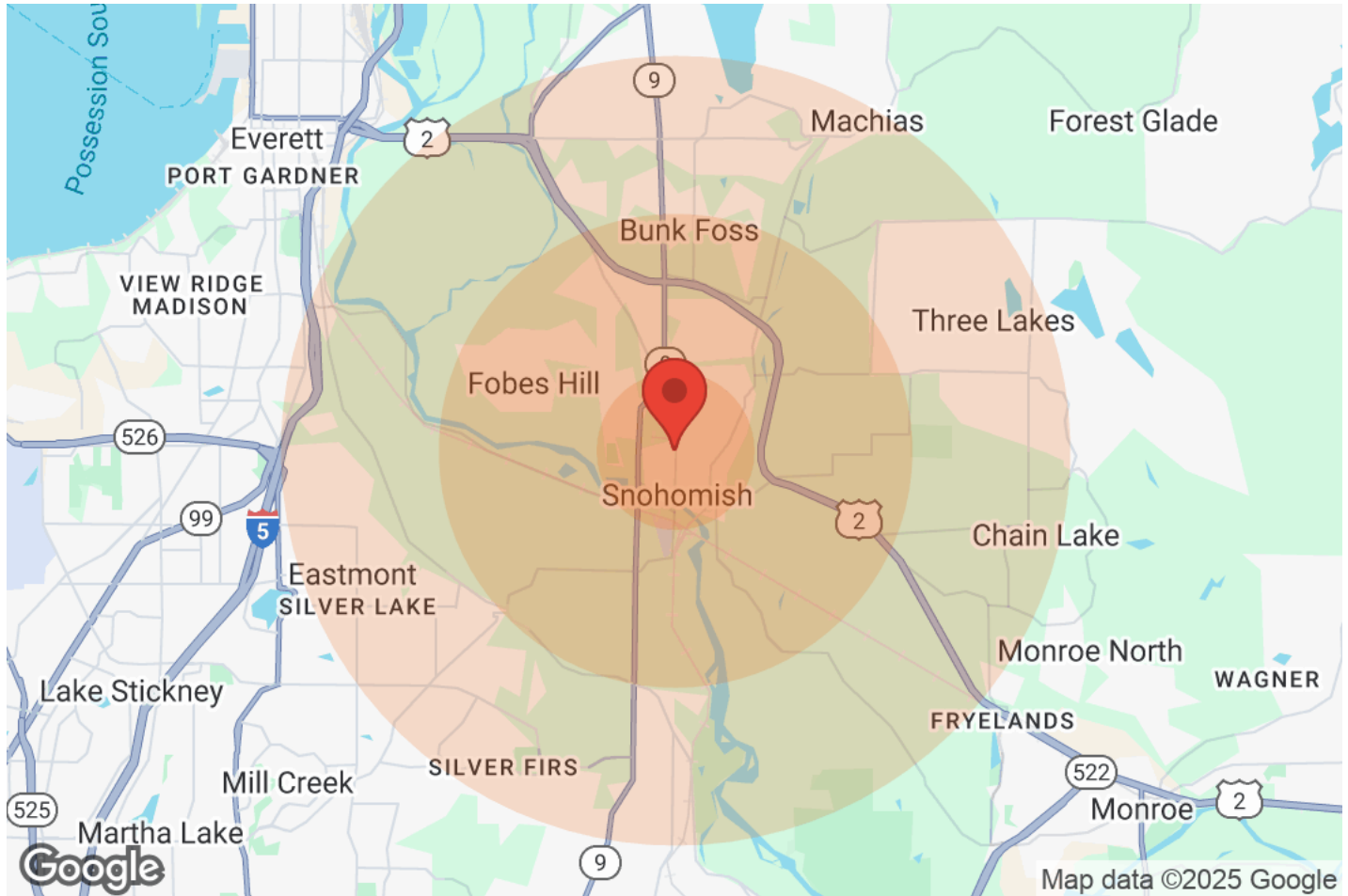
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River Rd - Lowell Snohomish River Rd

DEMOGRAPHICS

712 AVENUE D



Population	1 Mile	3 Miles	5 Miles
Male	3,863	8,796	40,811
Female	4,177	9,009	41,284
Total Population	8,040	17,805	82,095

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,577	3,434	17,013
Ages 15-24	1,056	2,480	12,369
Ages 25-54	3,302	6,904	31,944
Ages 55-64	988	2,357	10,685
Ages 65+	1,117	2,630	10,084

Income	1 Mile	3 Miles	5 Miles
Median	\$48,235	\$68,981	\$82,624
< \$15,000	390	601	1,534
\$15,000-\$24,999	324	517	1,312
\$25,000-\$34,999	424	643	1,783
\$35,000-\$49,999	500	859	2,805
\$50,000-\$74,999	670	1,325	5,477
\$75,000-\$99,999	500	1,082	5,075
\$100,000-\$149,999	366	1,080	7,104
\$150,000-\$199,999	152	507	2,377
> \$200,000	19	160	1,324

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,831	7,283	30,466
Occupied	3,523	6,811	28,974
Owner Occupied	1,825	4,543	22,975
Renter Occupied	1,698	2,268	5,999
Vacant	308	472	1,492

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