



20205 87th Ave SE, Snohomish, WA 98296

Rare Owner/User development opportunity

Asking price:

\$3,350,000 (\$29.98/SF)

- 2.57 Acres Total (111,735 SF)
- Snohomish County Parcel Number: 27052400201900
- Zoning: Flexible zoning (Industrial Park "IP", Snohomish County) allows for a wide range of uses ([View Zoning Matrix](#))
- Located just outside of Woodinville's core industrial market (Maltby) with easy access to SR-522, Hwy-9, and I-405
- Existing Improvements:
 - ◊ 2,028 SF Single Family Home with 357 SF detached garage
 - ◊ 896 SF Accessory Dwelling Unit with 218 SF shed
 - ◊ 1,406 SF Barn Structure



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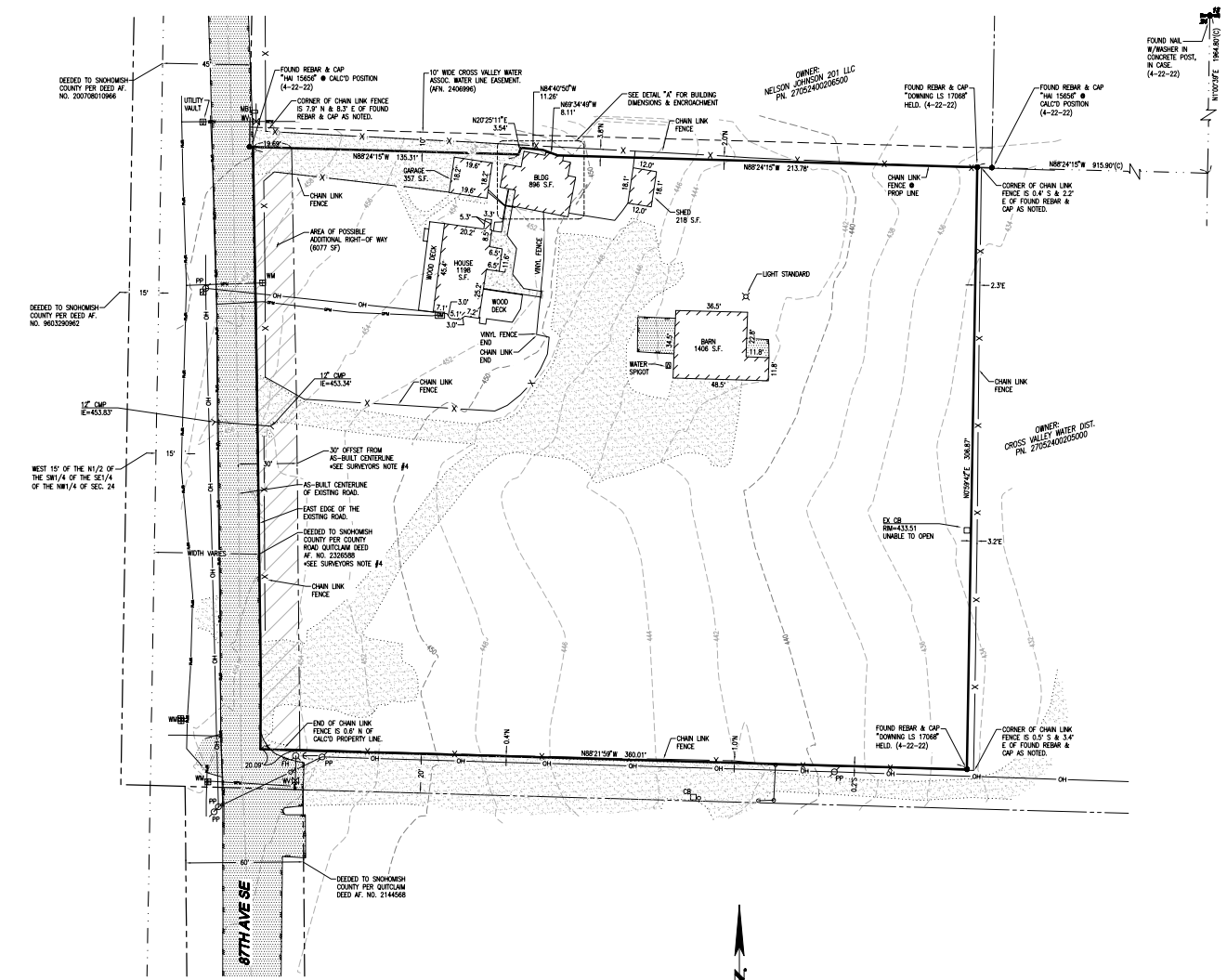
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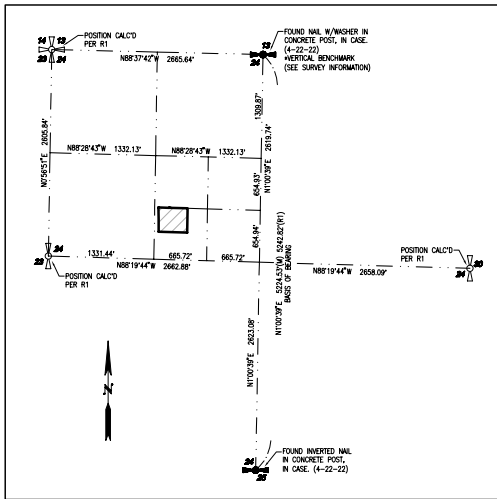
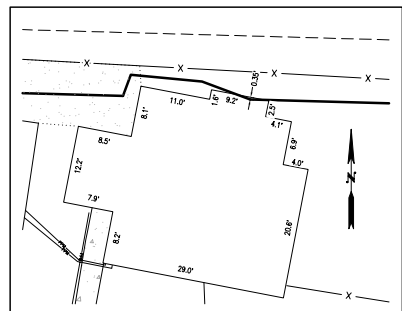


Land Title Survey

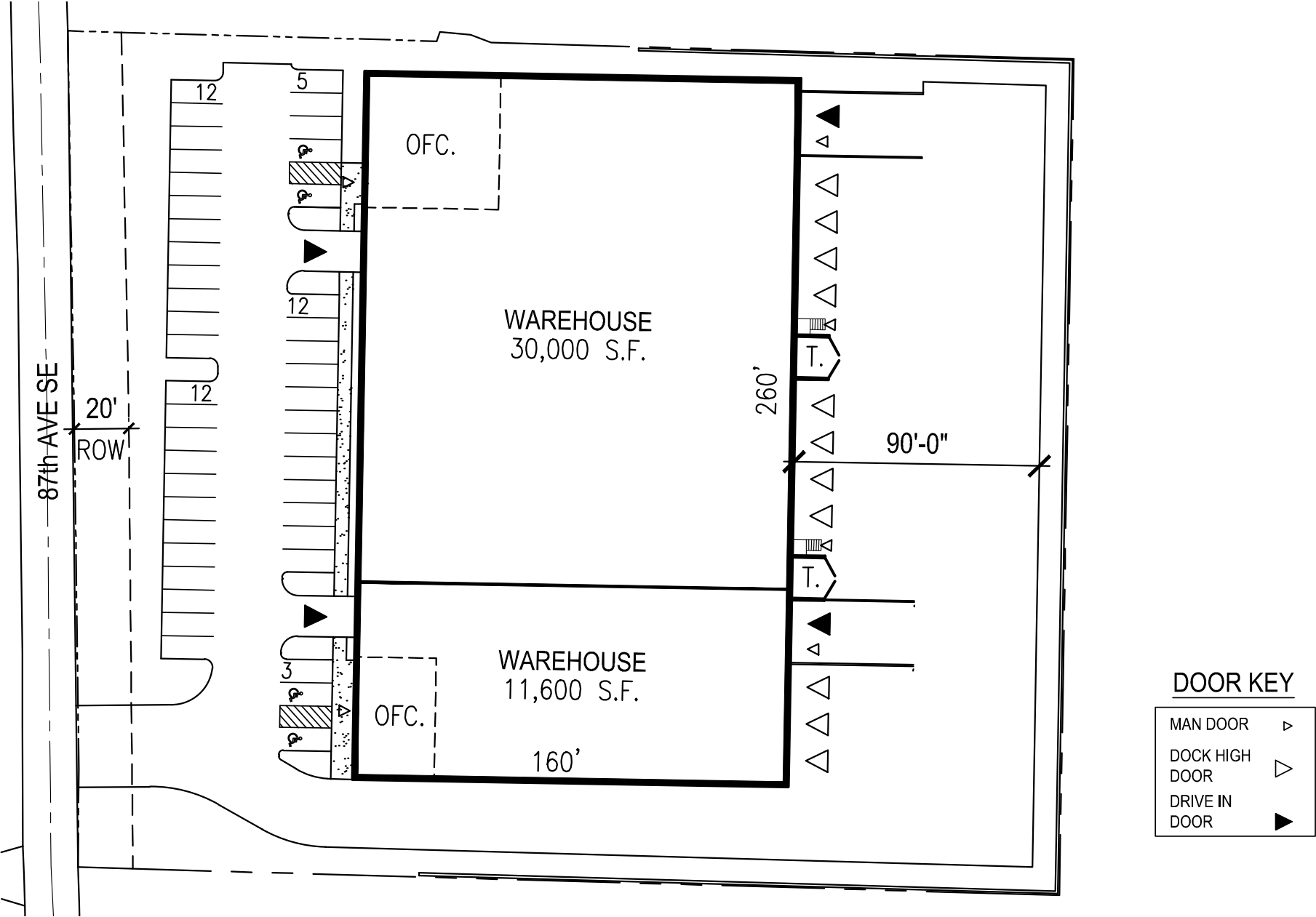


LEGEND

BOUNDARY LINE	EXISTING PAVEMENT	□ DV	GAS VALVE
SECTION LINE	EXISTING CONCRETE	□ GW	GUY ANCHOR
EASEMENT LINE	EXISTING GRAVEL	□ PP	POWER POLE
RIGHT-OF-WAY LINE	EXISTING BUILDING	□ JB	JUNCTION BOX
RIGHT-OF-WAY CENTERLINE		□ MN	MONUMENT FOUND
ADJACENT PROPERTY LINE		●	FOUND REBAR & CAP AS NOTED
BUILDING SETBACK LINE		+	SECTION QTR CORNER FOUND
GPW		+	SECTION CORNER FOUND
GAS PAINT MARK		+	SECTION CORNER CALC'D
WATER METER		+	SECTION QTR CORNER CALC'D
WATER VALVE			
POWER PAINT MARK			
TELCO LINE			
TELCO PAINT MARK			
FIBER PAINT MARK			



Conceptual Site Plan



Site Photos



Regional Map & Corporate Neighbors

