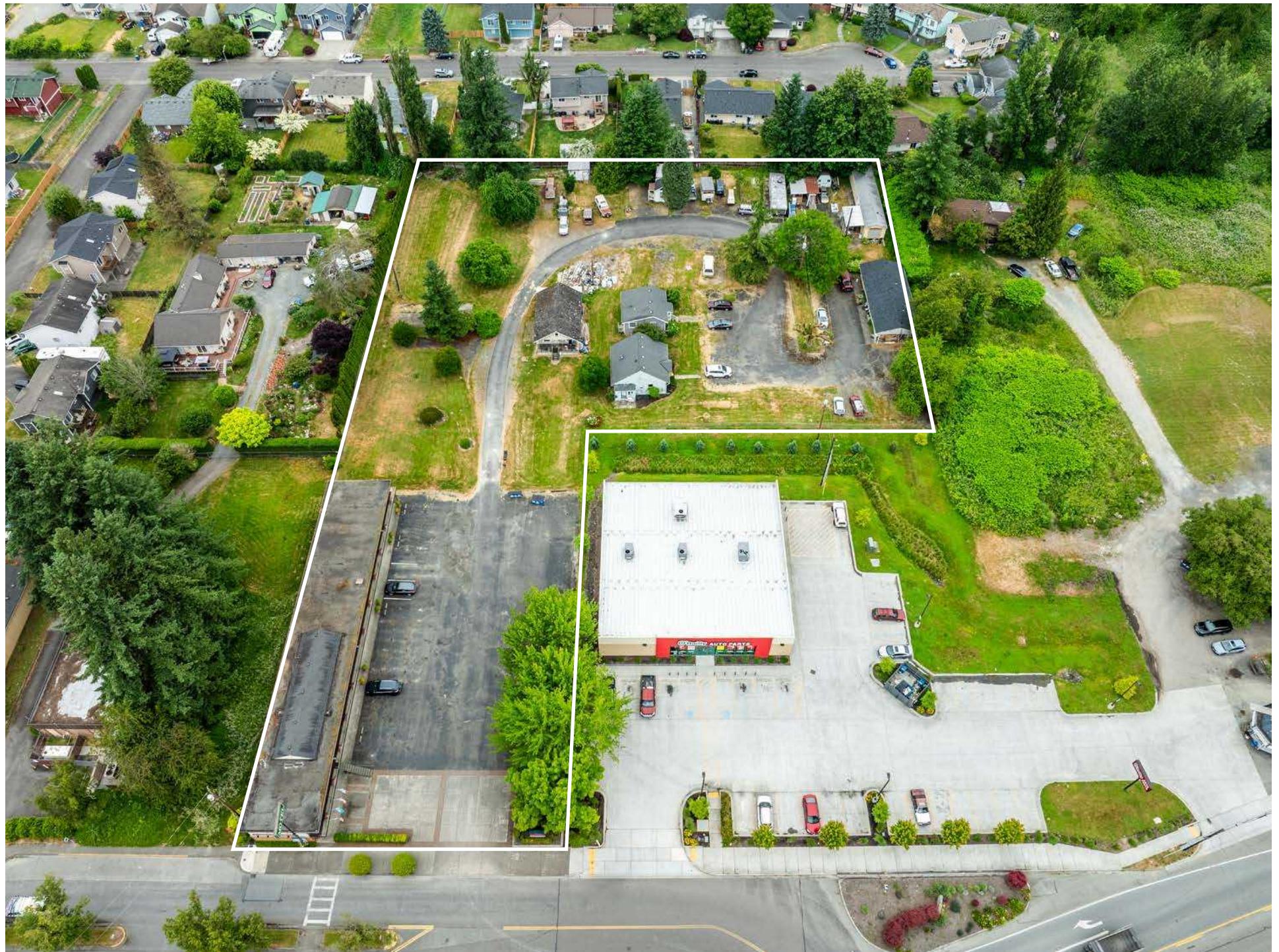


DUTCH CUP
MOTEL
HOSPITALITY & RESIDENCES



WESTLAKE
ASSOCIATES

101 DUTCH CUP LANE
SULTAN, WA 98294



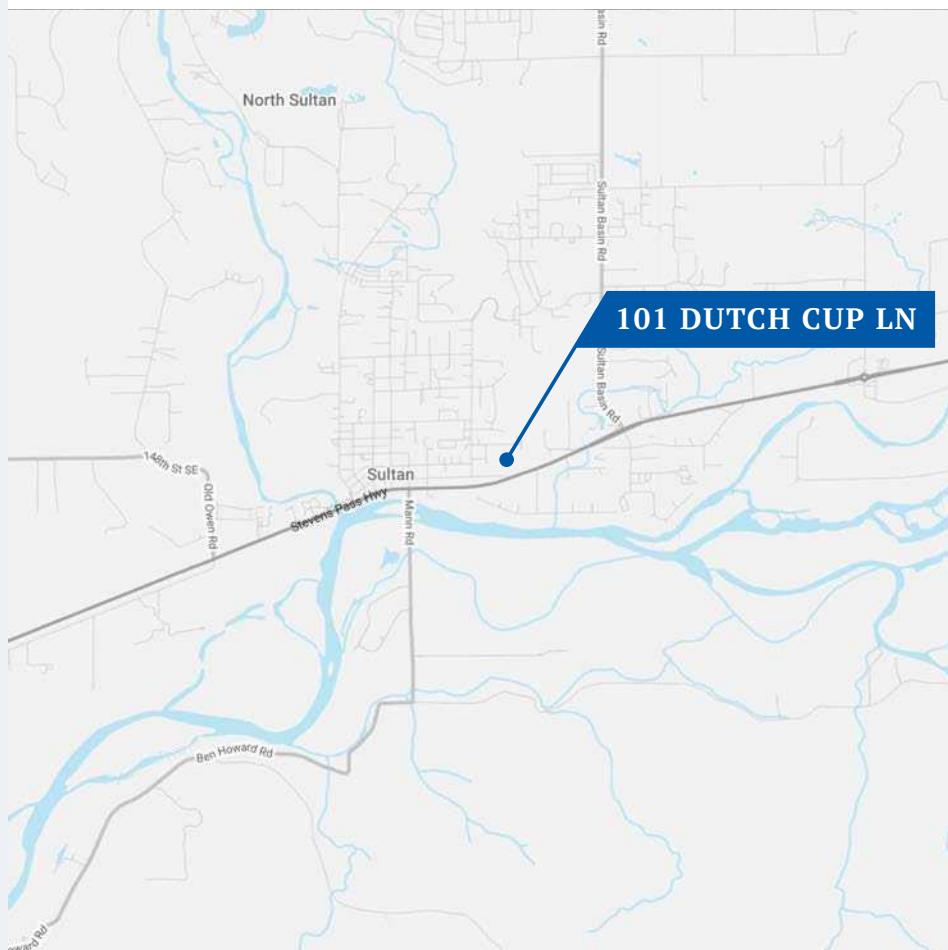


DUTCH CUP MOTEL

101 DUTCH CUP LANE
SULTAN, WA 98294

PRICE: \$3,200,000

COUNTY	Snohomish
MARKET	Sultan
APN#	004791-001-013-00
ZONING	HD
LOT SIZE	104,108 SF 2.39 AC
YEAR BUILT	1970
# OF BUILDINGS	5 + 3 Mobile Home Pads
BUILDING TYPE	1 - Motel 3 - Single Family Residences 1 - Fourplex 3 - Mobile Home Pad Sites
# OF UNITS	28 Units + 3 Pad Sites
BUILDING SF	12,708 SF (approx.)
EXTERIOR	Wood
HEAT	Electric
ROOF	Torch Down Flat
LAUNDRY	Private & Common



INVESTMENT SUMMARY



Westlake Associates, Inc. is pleased to present the exclusive listing of the Dutch Cup Motel Property for sale.

The property for sale includes the **Dutch Cup Motel, three single family houses, a 4-plex, and 3 operational mobile home pads** situated on a large 2.39 acre lot in Downtown Sultan.

Originally constructed in 1970, the Dutch Cup is a 22-key motel which fronts Main Street and has great visibility from Highway 2. Directly behind the Dutch Cup is about 2 acres of flat land that is zoned for high density residential, HDR. This allows for development potential of up to 48 units (9-24 per acre). This additional land includes the three single family homes, 4-plex building, and mobile home pads which **all provide income for the owner**.

This opportunity allows for an investor to maximize operations of the Motel since it is the only motel in Sultan, WA. The Dutch Cup is a very charming and inviting motel. The current ownership group self manages and have operated the motel for many years. Additionally, we believe **an investor can redevelop the 2 acres of land in the back to build either multifamily housing or single family homes**. Large national home builders such as Lennar are already taking advantage of Sultan's lack of housing supply and immediate proximity to major employers. An investor will be able to hold and optimize for income while applying for permits to redevelop the land in back. Utilities are already on site.

INVESTMENT HIGHLIGHTS

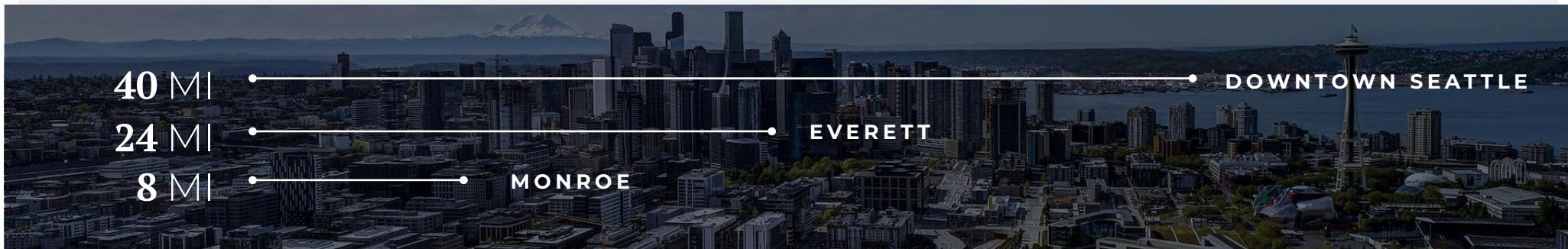
- Primary Motel in Sultan, Washington
- Total Lot Size: 2.39 Acres
- Additional 2 Acres of High Density Residential Zoning
- Great Central Location
- Well-Maintained Grounds
- Employees On-Site
- High Visibility from Hwy-2

BUILDING UNIT MIX SUMMARY

# OF UNITS	UNIT TYPE	AVG SF	MONTHLY INCOME	YEAR BUILT
22	MOTEL ROOMS	350	-	1970
4	4-Plex - STUDIO	350	\$3,176	1959
1	SFR - 1 BD 1 BA	576	\$1,650	1925
1	SFR - 2 BD 1 BA	840	\$1,995	1937
1	SFR - 2 BD 1 BA	768	\$0	1918
3	TRAILER PADS		\$1,497	
28 + 3 PAD SITES		11,454 SF		



SITE AMENITIES & DEMOGRAPHICS



SCHOOLS & SERVICES

- Sultan Park & Ride
- Sultan Library
- Snohomish County Fire District 5
- Traveler's Park
- Sultan Boat Launch
- Sultan Elementary School
- Sultan Middle School
- Sultan High School
- Sultan Osprey Park



SHOPPING

- Hoot Owl
- Red Apple Market
- Sultan Market
- O'Reilly Auto Parts
- Barmon Lumber
- Highway 2 Antiques
- Startup Roots
- Stevens Pass Snowboard Shop
- Gold Bar Family Grocer



FOOD & DRINK

- Windmill Espresso
- Vick's Burger Shack
- Bubba's Road House
- Sultan Bakery
- Sahara Pizza Sultan
- Sultan Thai Restaurant
- Ixtapa Restaurant
- Good Brewing Sultan
- That Takes the Cake
- Marias Mexican Food
- Red Pepper Pizzeria
- Sultan Loggers
- McDonald's
- Subway
- Gracie's Place
- Alpen Drive-In
- SkyRiver Pub & Eatery
- JD Slicks

POPULATION

1 - MILE 5 - MILE 10 - MILE

Total Population	4,591	14,036	53,111
Growth 2024 - 2029 (est.)	0.9%	0.8%	0.3%
Median Age	36.8	40.3	39.9

HOUSEHOLDS & INCOME

1 - MILE 5 - MILE 10 - MILE

Total Households	1,601	4,964	17,866
Median HH Income	\$84,904	\$94,178	\$105,144
Median Home Value	\$401,717	\$477,047	\$586,962



SULTAN

Gateway to the Cascades: Small-Town Charm with Big Potential

Nestled in the heart of the Skykomish River Valley, Sultan is a charming small town in Snohomish County, located just 23 miles east of Everett and about an hour's drive from Seattle. With stunning views of the Cascade Mountains and easy access to Highway 2, Sultan offers the perfect blend of peaceful, rural living and convenient city access. Surrounded by natural beauty, the town is a hub for outdoor enthusiasts, with year-round recreation including hiking, fishing, kayaking, and skiing nearby.

Sultan is seeing an increased interest from homebuyers and renters seeking affordability and quality of life. The area remains accessible as an affordable entry point, and thus growing demand in the area. With year-round recreation, Sultan draws adventurers, nature lovers, and those looking to escape the urban hustle. Recent and planned developments in transportation, housing, and local amenities suggest strong long-term growth potential. Proximity to Everett and the Seattle metro area, combined with the rise of remote work, makes Sultan increasingly desirable for commuters and remote professionals.

Sultan is a close-knit community where neighbors know each other, and life moves at a more relaxed pace. With local schools, parks, and family-owned businesses, it's an ideal place to plant roots or enjoy a quieter lifestyle without losing access to urban amenities. Residents love the annual Sultan Shindig festival, the scenic Sultan River, and the proximity to Wallace Falls State Park—making this town a hidden gem for nature lovers and families alike.



WALLACE FALLS STATE PARK

Just minutes away, this popular park features breathtaking waterfalls, hiking trails, and forested mountain views.

SKYKOMISH & SULTAN RIVER

Ideal for fishing, kayaking, and scenic river walks.

HISTORIC DOWNTOWN SULTAN

Local shops, cafes, and community events give the town its friendly, small-town feel.

STEVENS PASS SKI AREA

A short drive away for winter sports enthusiasts.

EXCLUSIVELY LISTED BY:

RIVER VOORHEES

BROKER

P 206.250.9934

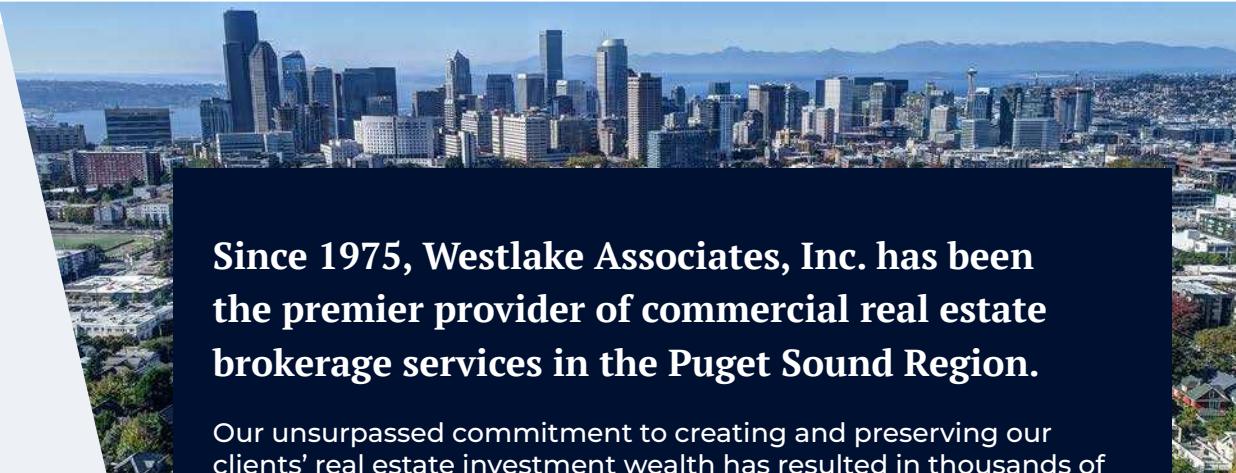
river@westlakeassociates.com

LOUIS VOORHEES

BROKER

P 206.280.4247

louisv@westlakeassociates.com



Since 1975, Westlake Associates, Inc. has been the premier provider of commercial real estate brokerage services in the Puget Sound Region.

Our unsurpassed commitment to creating and preserving our clients' real estate investment wealth has resulted in thousands of successful transactions and a long history of repeat business and client referrals. Westlake currently has 25 brokers.

The professionals at Westlake Associates collaboratively work with clients to develop customized, creative solutions designed to maximize investment returns.

We've built a strong foundation of experience in Investment Property Sales, Commercial Leasing, Property Management, and comprehensive real estate services over our 50-year history. We operate as a team and leverage each other's resources and experience to provide the highest level of client services.

PROUD MEMBERS OF:

- + COMMERCIAL BROKERS ASSOCIATION (CBA)
- + NORTHWEST MULTIPLE LISTING SERVICES (NWMLS)
- + LOOPNET NATIONAL LISTING SERVICES
- + COSTAR COMMERCIAL REAL ESTATE DATA & NATIONAL LISTING
- + COMMERCIAL REAL ESTATE EXCHANGE, INC. (CREXI)
- + WASHINGTON STATE REALTORS ASSOCIATION (WSMA)



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