



**101 E Stanley St , Granite Falls 98251**

**List Price: \$699,950**

**Exceptional opportunity to own a fully leased Triple Net (NNN) corner lot commercial property in the heart of Granite Falls. This low-maintenance building provides steady income from long-term tenants with established businesses. Conveniently located near anchor businesses, including IGA Grocery, Subway, Chevron, 76, and Shell gas stations, Rite Aid, ACE Hardware, McDaniel's, and medical/dental offices in this growing town. Part of Main Street, which features restaurants and shops, Granite Falls boasts a growing population, with new housing developments added each year, fueling local consumer demand and supporting a thriving business community. Just minutes from the Mountain Loop Highway with year-round outdoor recreation and customers.**

**Directions : From Highway 9, take Hwy 92 east into Granite Falls to the four-way stop. Building on the left-hand side.**

MLS# :	<b>2459917</b>	Exterior:	<b>Wood</b>
Year Built :	<b>1904</b>	Tax Expense:	<b>\$5,657</b>
Sub Type:	<b>Commercial Industrial</b>	Topography.:	<b>Level</b>
Tax ID:	<b>30071800311400</b>	General Zoning Class:	<b>Business, Office, Retail</b>
Map Coordinates:		Zoning Jurisdiction:	<b>County</b>
County:	<b>Snohomish</b>	Energy Source(heat):	<b>Electric</b>
Community:	<b>Granite Falls</b>	Heating/Cooling:	
Possession:	<b>Closing, Negotiable, See Remarks</b>	Floor Covering:	<b>Laminate, Laminate Hardwood, Wall to Wall Ca</b>
Style Code:	<b>60 - Comm Bldg Und 10K</b>	Total Covered Prkg:	
Approx Bldg SF:		Features:	
Potential Terms:	<b>Cash Out, Conventional</b>	Water Source:	<b>Public</b>
Sewer:	<b>Sewer Connected</b>	Water Company:	<b>City of Granite Falls</b>
Roof:	<b>Flat</b>	Power Company:	<b>Snohomish Co. PUD</b>
		Sewer Company:	<b>City of Granite Falls</b>

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