

2000

Founded
1979

Shovel-Ready Mixed-Use Development Opportunity

Exceptional, Fully Entitled Mixed-Use Development Site With Approved Plans For A **96,300 Square-Foot, Six-Story Building** In A Prime Everett, Washington Location.



\$4,499,900

2103 & 2017 Gibson Rd Everett, Washington

- Approved Plans For A 96,300 Square Foot Mixed Use Building 39 Apartment Or Condominium Parking And Storage Units
- Two Elevators Serving All Floors
- 7,396 Square Feet Dedicated To Mini-Storage Units
- Three Existing Income-Producing Units On Site
- 56 Approved Parking Spaces Across Two Structured Levels With 25 Of Them Being Additional Spaces That Can Generate Income From Rental Or Used To Convert Some Storage Units To Living Units
- **Plans Available Upon Request**

DAVE HILBERT | 425-280-6542 | Dave@re2000homes.com

REAL ESTATE 2000 CORPORATION

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Amenities

Plans Approved And Ready For Pickup At Snohomish County

- In-Unit Washer And Dryer
- Granite Countertops
- Heating And Air Conditioning
- Secure Garage Parking
- Two Elevators To All Floors Including Parking & Storage



- On Site Community Event Center With Full Kitchen, Ideal For Gatherings, Weddings, Celebrations, And Private Events

Unit Breakdown

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Plans Have Been **Years In The Making**
Available Upon Request



39 Units And 8 Additional Units With 75 Storage Units

- 21 Three Bedroom/2 Bathroom Units Each 1,070 Sq/Ft
- 8 Two Bedroom/1 Bathroom Units Each 850 Sq/Ft
- 7 Two Bedroom/1 Bathroom Units Each 790 Sq/Ft
- 3 One Bedroom/1 Bathroom Units Each 661 Sq/Ft
- 8 Units With Total Number Of 75 Storage Space Each 100 Sq/Ft
- 56 Approved Parking Spaces On Two Levels

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REAL ESTATE 2000 CORPORATION

A Rare Shovel-Ready Opportunity To Deliver A Thoughtfully Designed, High-Demand Residential Community In One Of Snohomish County's Most Dynamic And Well-Connected Markets.



- Zoned County Urban Center, Supporting Higher-Density, Mixed-Use Development
- Strategically Located Near Seattle Paine Field International Airport
- Convenient Access To I-5 And I-405, With Direct Connectivity To Everett, Seattle, And Bellevue
- Close To Shopping Centers, Restaurants, Schools, And Community Services

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Everett Market Advantage



- Strong Employment Base Anchored By Boeing, Naval Station Everett, And A Growing Regional Economy
- Proximity To The Puget Sound Waterfront And Ongoing Downtown And Mixed-Use Revitalization Initiatives Enhance Long-Term Value And Demand

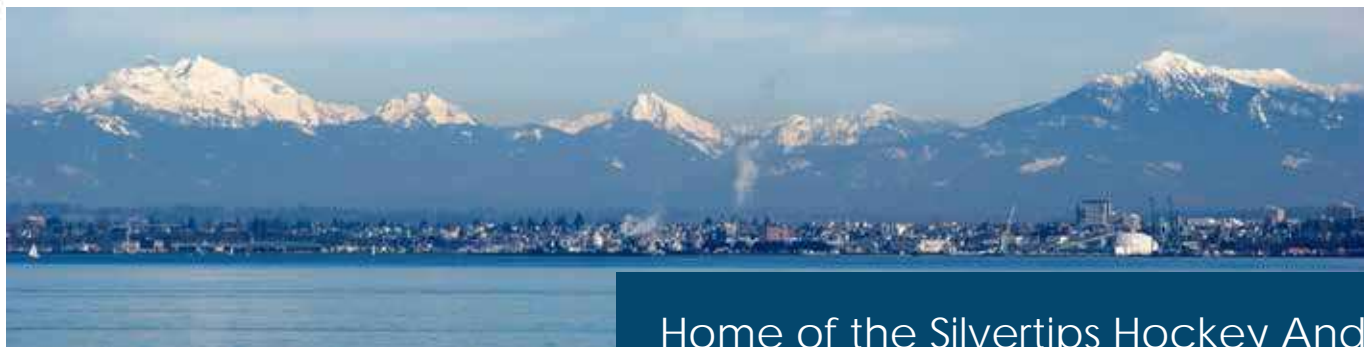


**Planes Built At Everett
Boeing Plant Include:**
The KC-46A Pegasus
The 787 Dreamliner
And The 777X

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Everett Market Advantage



Home of the Silvertips Hockey And
Aquasox Baseball Teams!



- Located In Everett, The County Seat And Largest City In Snohomish County, Part Of The Greater Puget Sound Metropolitan Area
- Snohomish County Population: 864,000
- Everett Population: 113,000
- Everett Is The 7th Largest City In Washington
- Median Household Income: \$88,483
- Median Age: 37.1



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\$2,700 Per Month



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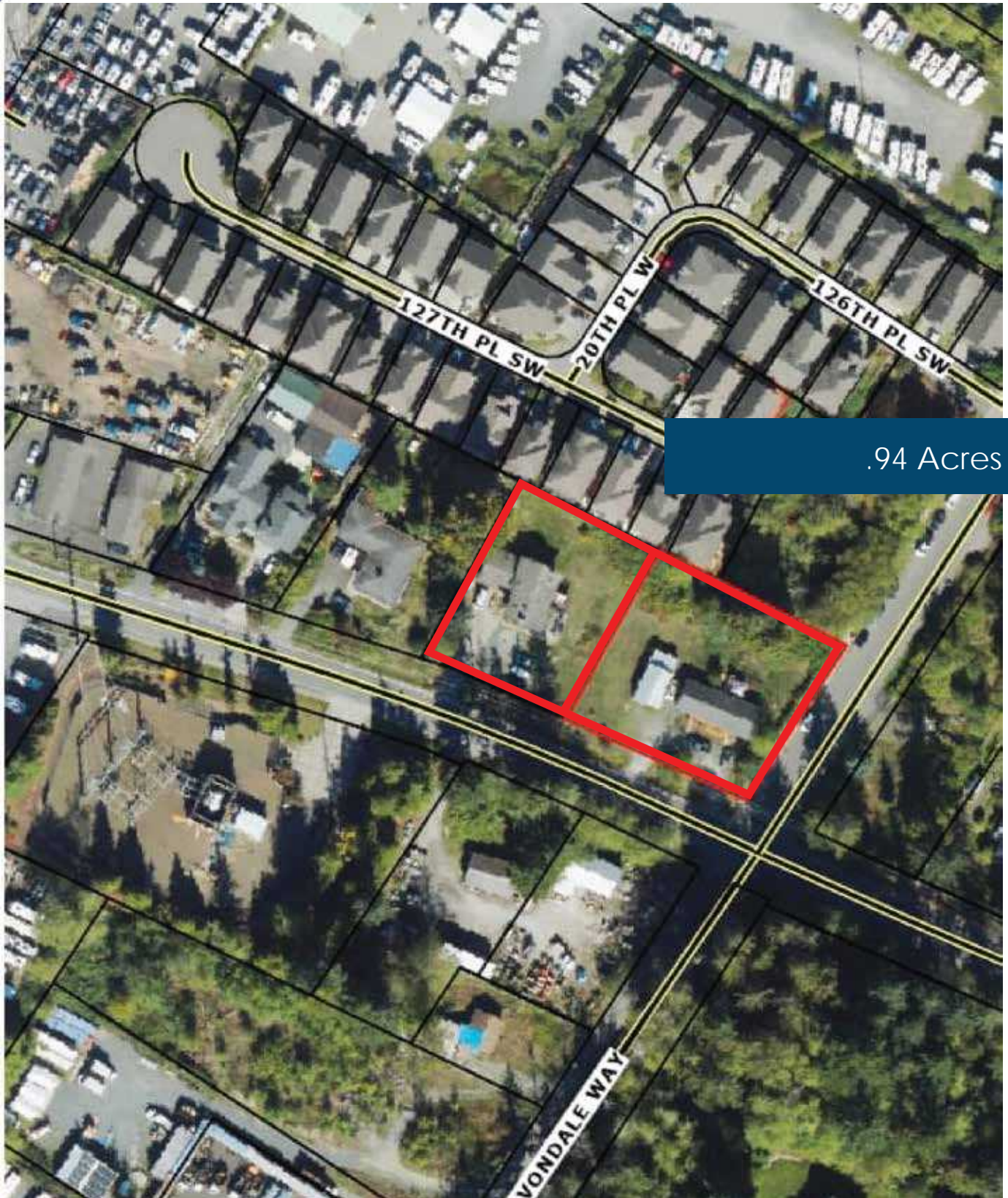
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Aerial Map



.94 Acres

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