

M COMMERCIAL
ADVISORS, LLC



FOR SALE

1092 State Avenue, Marysville, WA 98270

CONTACT INFORMATION:

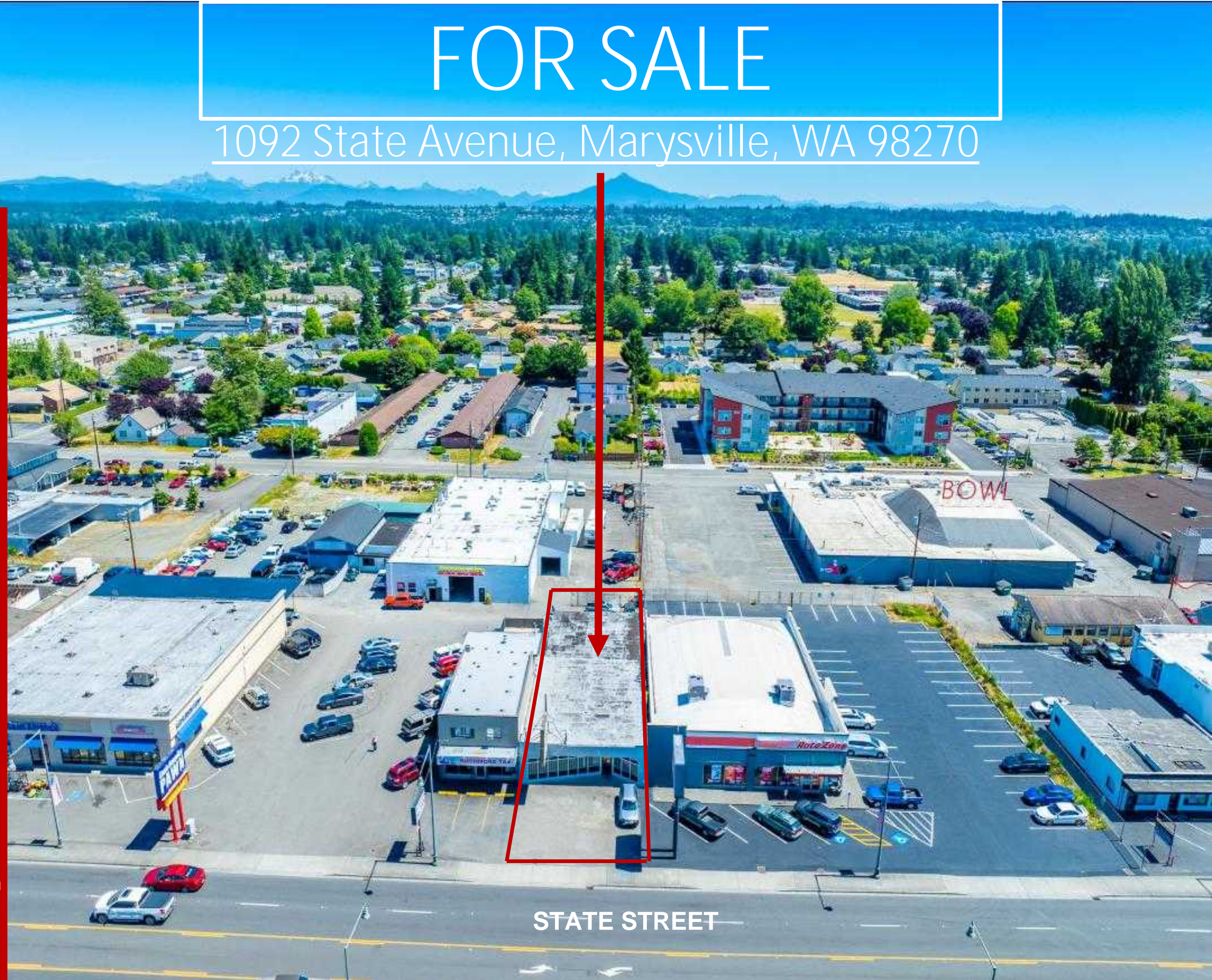


Melissa Johnson

CEO, Managing Member, of:
MJ Commercial Advisors, LLC

NW Regional Ambassador
KW Commercial
GSA MC1 LLC

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STATE STREET

MJ Commercial Advisors
KW Commercial GSWA MC1, LLC
is pleased to present:

MARYSVILLE DEVELOPMENT OPPORTUNITY MIXED USE | DOWNTOWN CORE

PROPERTY HIGHLIGHTS:

Exceptional location in the heart of downtown Marysville.

- Zoned: Mixed Use | DT Core. Allows for an array of uses including High Density MF, Retail, Office, Services, Commercial Mix and so much more.
- Development Standards allow for buildings to go vertical 85 feet.
- Redevelopment upside.
- High traffic area with great visibility. Close to I-5, walkable to retail and so much more.
- Investors can bring in a new tenant to lease the space for income.
- Buyer to verify their use and zoning requirements.



Disclaimer: The image shown is AI-generated conceptual renderings provided solely for illustrative and marketing purposes. It does not represent actual architectural plans, entitlements, or guaranteed outcomes, and are intended only to demonstrate potential development possibilities under MU/DT Core zoning.

TERMS OF THE OFFERING

Property Address

Asking Price

Cash Offers Preferred OR;

1092 State Street
Marysville, WA 98270

\$839,000.00

Owner Carry Contract and/or
Approved Financing



1092 State Street Marysville, WA







Planet Fitness

O'Reilly AUTO PARTS

DOLLAR TREE



WET RABBIT EXPRESS CAR WASH

WELLS FARGO

BE|CU

Marysville Fire District - Station 61



Marysville Police Department

The Monkey Bar



Cash America



KW COMMERCIAL

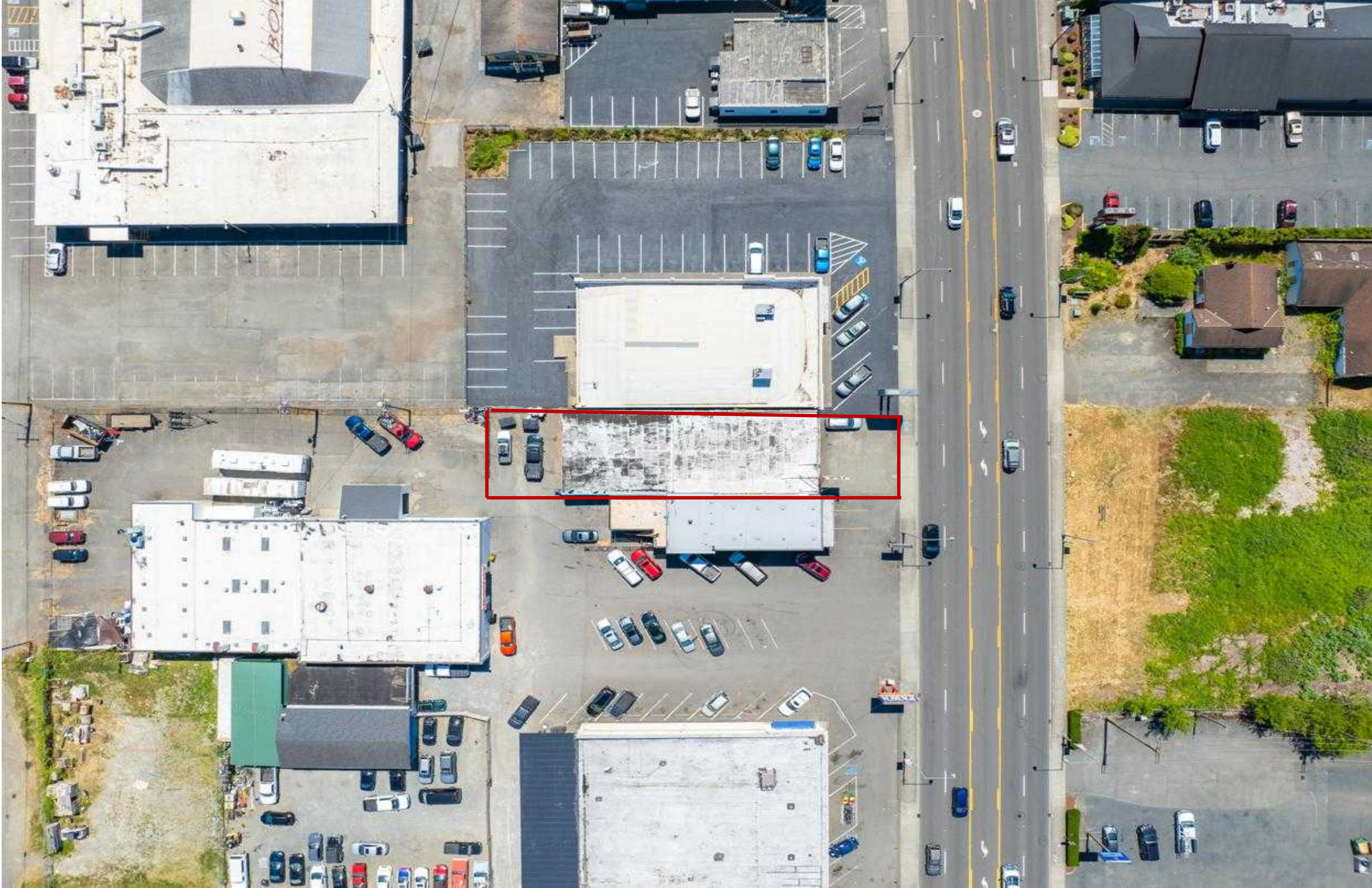
M COMMERCIAL ADVISORS, LLC



AutoZone

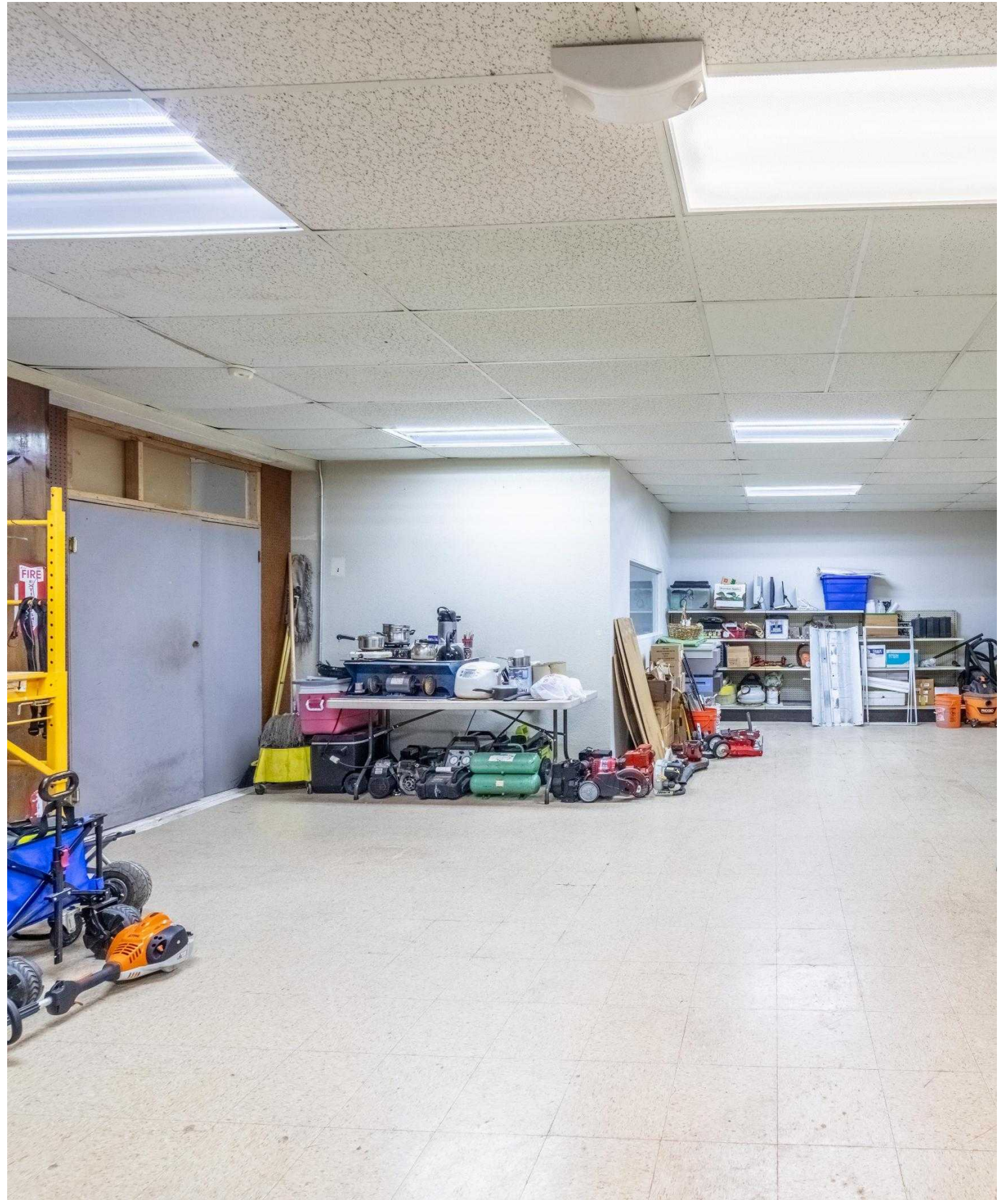
Strawberry Lanes

Buzz Inn Steakhouse

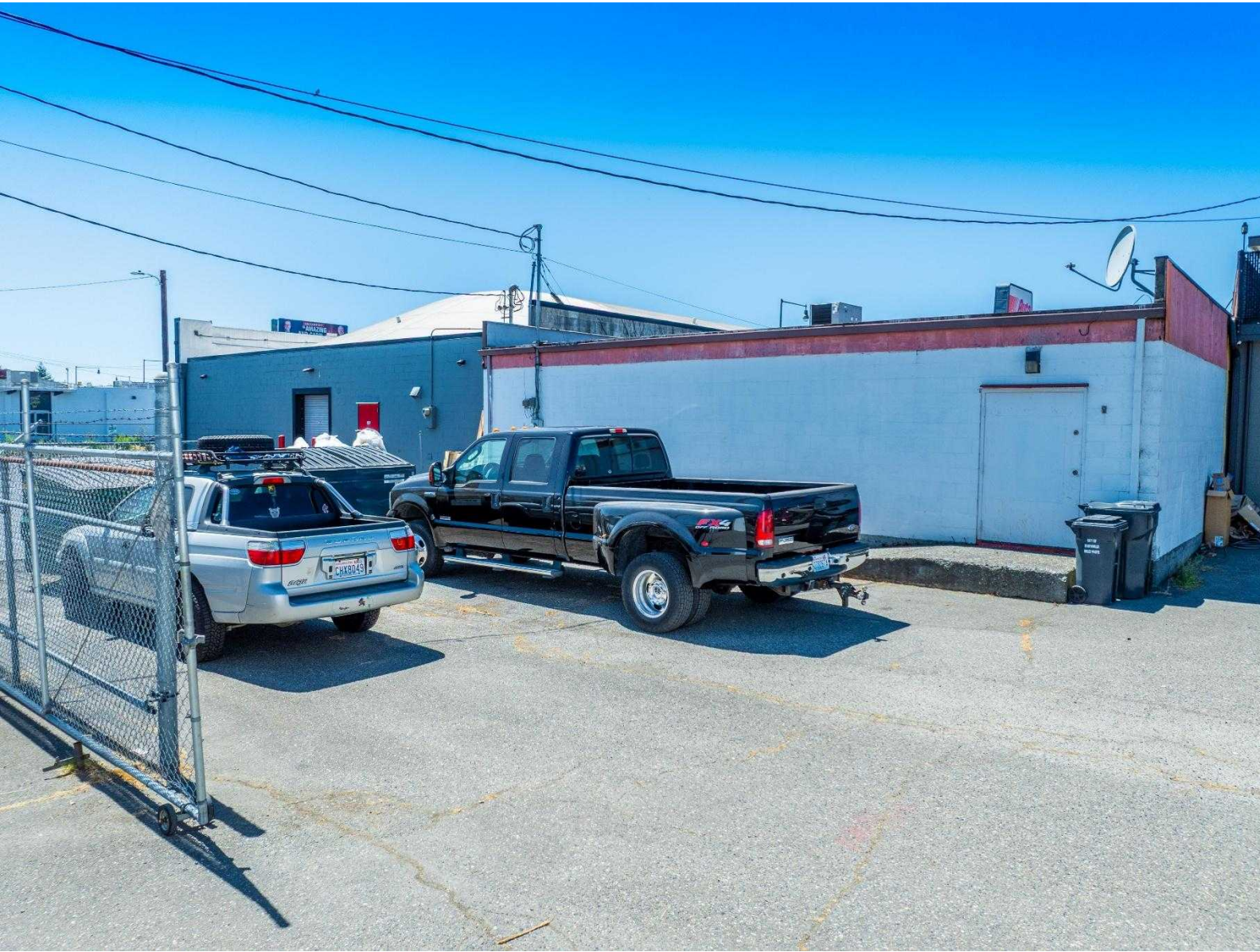








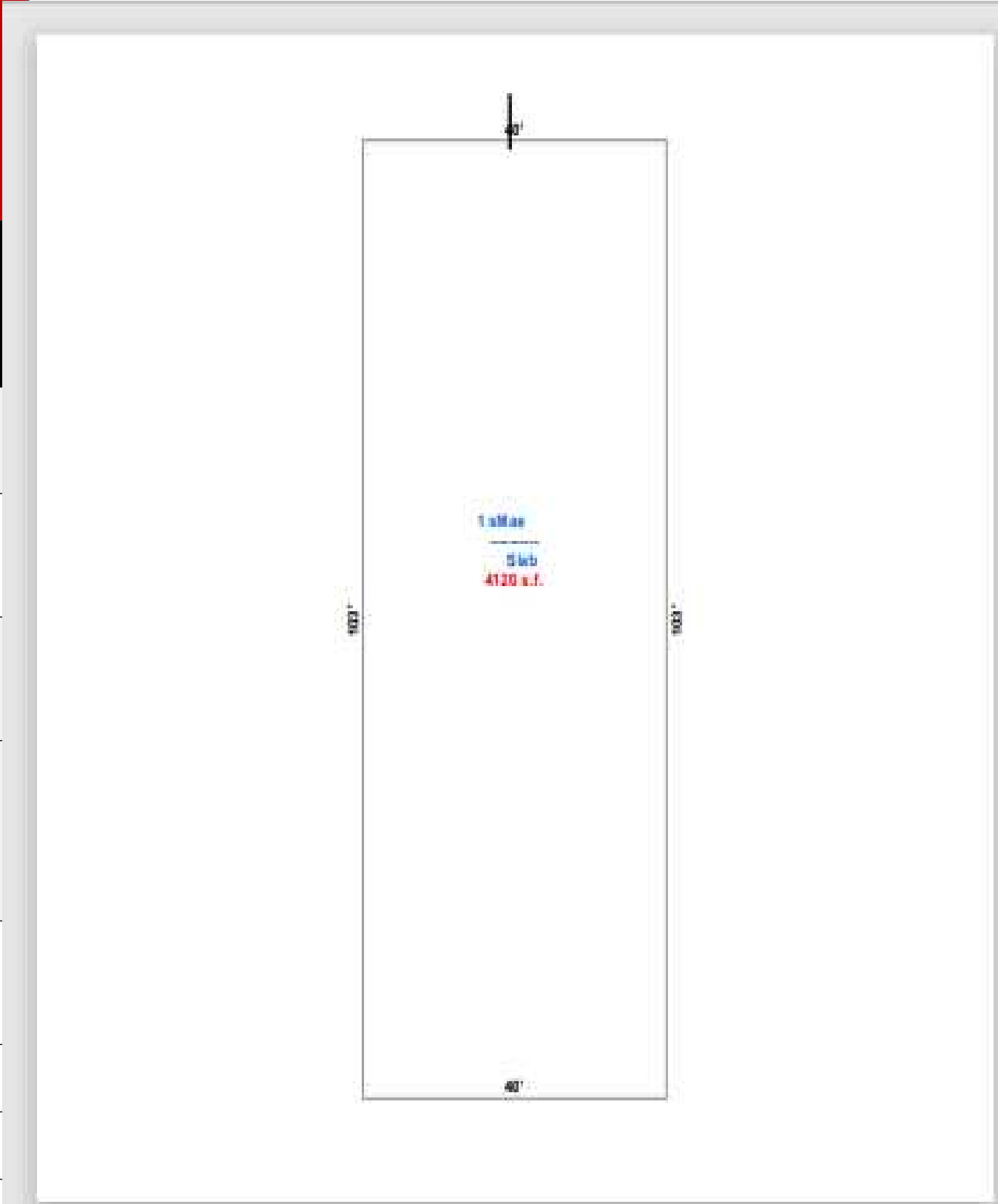






Parcel Information

1092 State Ave.	Marysville, WA 98270
Parcel #:	Parcel: 30052800214300(0.15 ac 4,120 sf)
OWNERSHIP:	Phillip C Kim & Tuck C Kim
ADDRESS:	1092 State Avenue Marysville, WA 98270
ZONING:	Mixed Use DC – Downtown Core (Marysville)
UTILITIES:	Utilities on Site
Building Sq Feet	4,120
Built	1949
Easement:	Shared Ingress/Egress East 10 ft of Parcel B



Downtown Core

The Downtown Core zone encourages high density residential mixed use and office mixed use. Other commercial uses and multi-family residences are allowed. No active ground floor required except on designated streets (see Street Designations).

Prior zoning: Downtown Commercial

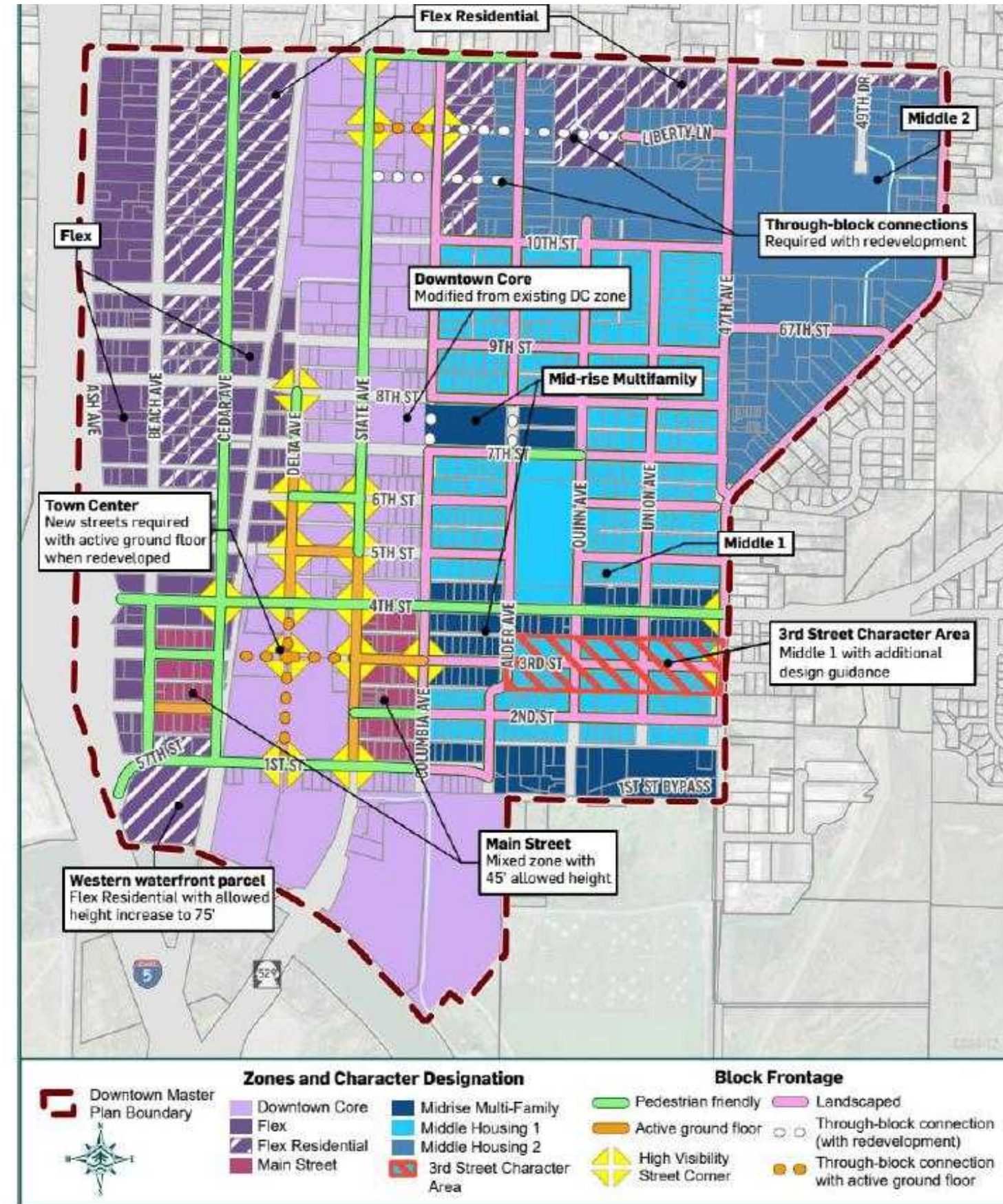
Building Form

Expected Building Types	Development Standards	Parking
<ul style="list-style-type: none"> Mid-rise apartments Office buildings Walk-up apartments (wood construction) 	<ul style="list-style-type: none"> Maximum height 85 feet Minimum density 20 dwelling units per acre except as allowed with director waiver No maximum density 	<ul style="list-style-type: none"> Reduced parking requirements for some uses in small buildings

Land Use

Allowed Uses	Prohibited Uses
<ul style="list-style-type: none"> Office/commercial Retail/residential vertical mix Retail Multifamily Residential Light industrial/manufacturing (indoors) 	<ul style="list-style-type: none"> Single Family Residential Outdoor storage and sales Industrial Drive-throughs

Development Examples





1092 State Avenue

Marysville WA 98270

EXCLUSIVELY LISTED BY:

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Like all real estate investments, Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenants. Buyers are responsible for conducting their own investigation of all matters affecting the intrinsic value of the property.

Accepting this OFFERING Memorandum, you agree to release KW Commercial GSWA MC1. LLC & MJ Commercial Advisors. LLC and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Disclaimer