



FORMER SKY VALLEY AUTO

609 Main St
Sultan, WA 98294

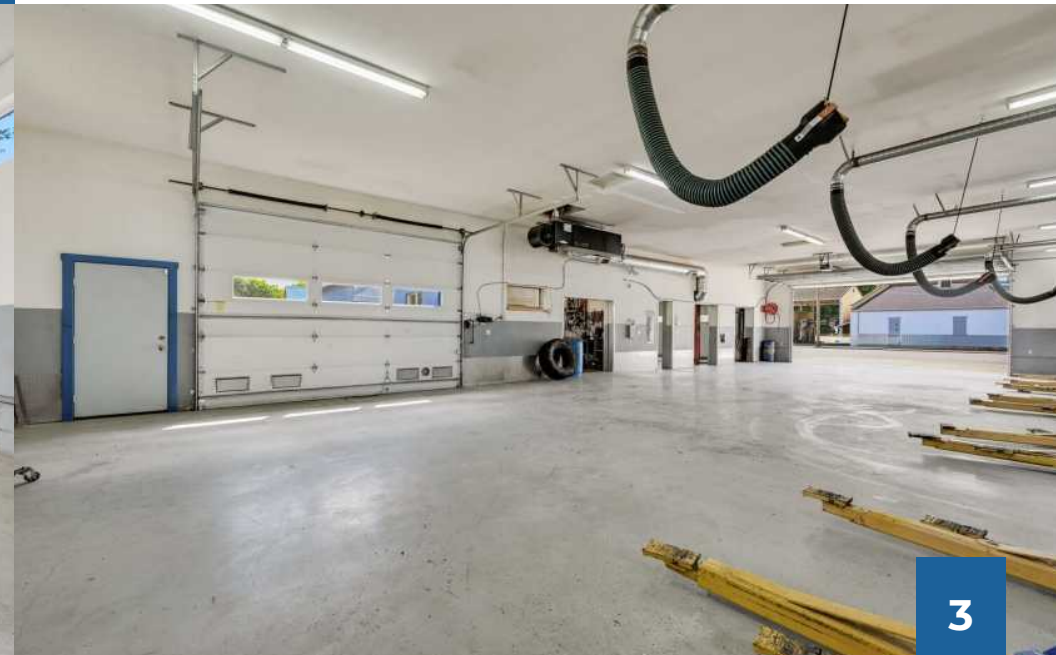


PROPERTY SUMMARY

Offering Price	\$1,350,000
Building SqFt	6,540 SqFt
Year Built	1968
Lot Size (acres)	0.31
Parcel ID	00586200301300, 00586200301600
Zoning Type	Commercial
County	Snohomish
Frontage	133.00 Ft
Coordinates	47.862646,-121.812797

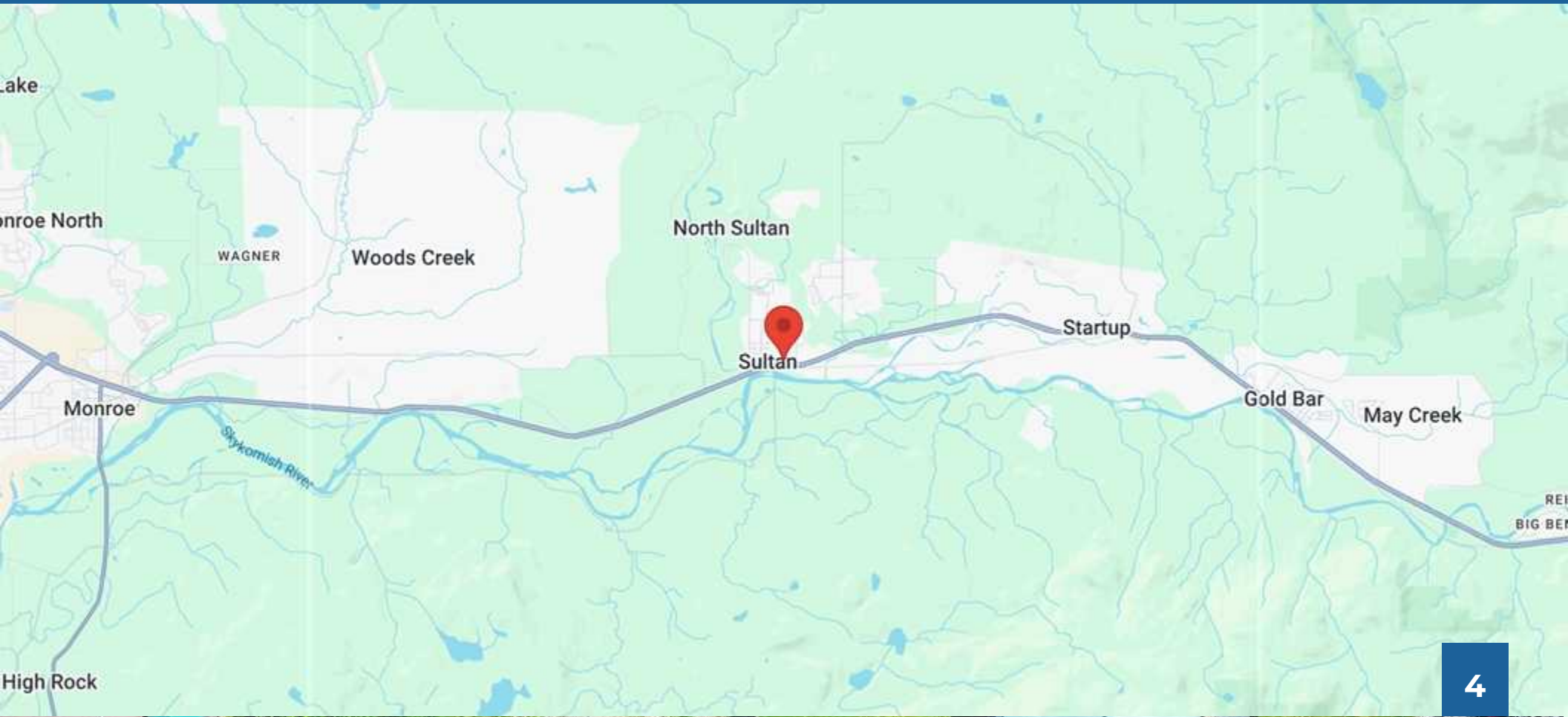
INVESTMENT SUMMARY

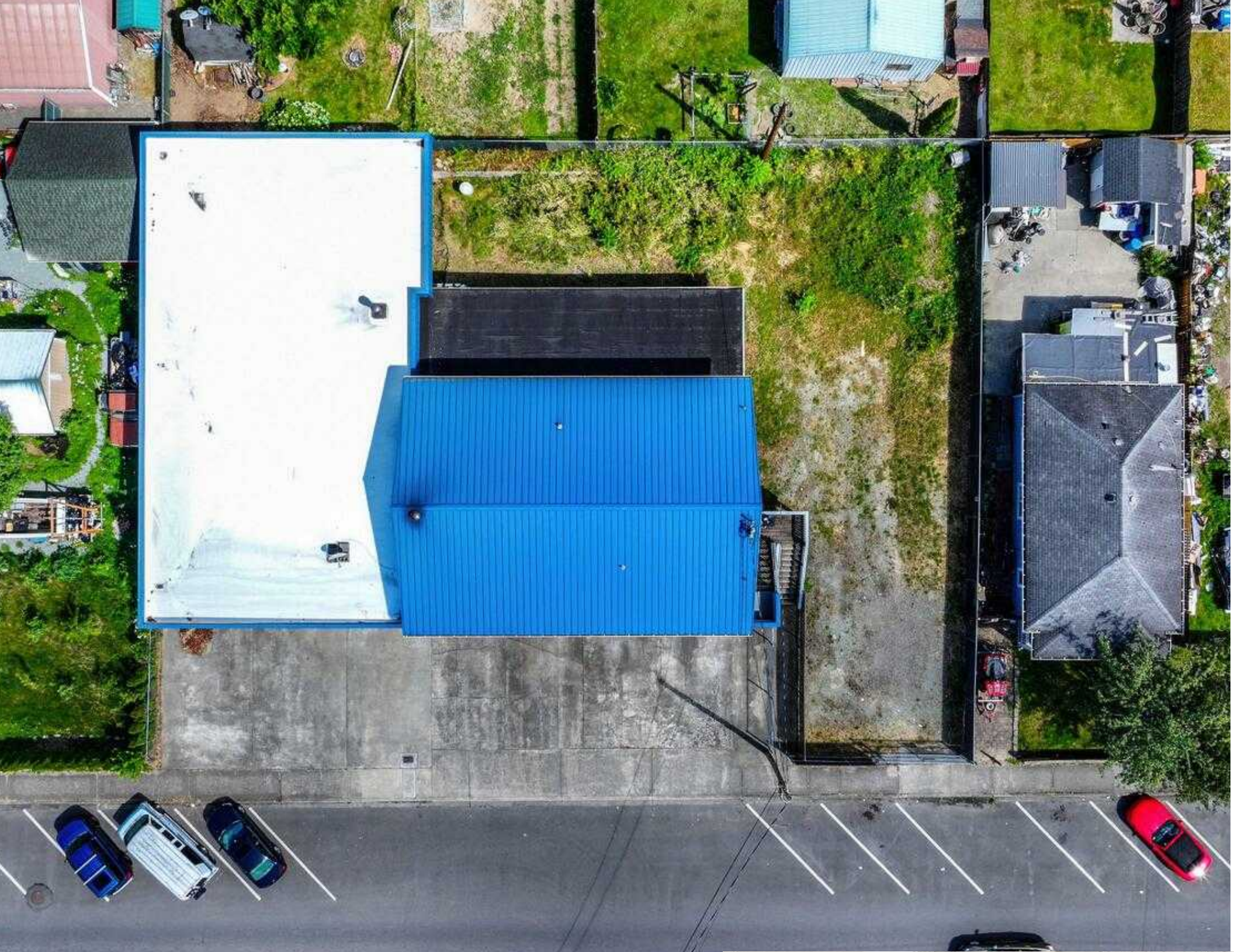
Exceptional live/work or owner-user opportunity in Sultan, WA. This 4,662 SF property—updated and expanded in 2014—features a flexible layout with multiple bays, offices, reception, and shop space. Zoned for a range of commercial uses, it's currently an auto shop with two 2-bedroom apartments above for on-site living or added income. Prime Main Street location one block from Hwy 522 offers outstanding visibility in a growing community. Shop equipment available by negotiation



INVESTMENT HIGHLIGHTS

- Apartments above the shop
- Move in ready
- Prime Location
- Room to expand





LOCATION HIGHLIGHTS

- Excellent Visibility from Main St and Surrounding Businesses.
- Located on Main St, a major thoroughfare and premier location.
- One block off of HWY 2





Heater Hose
Heater Hose

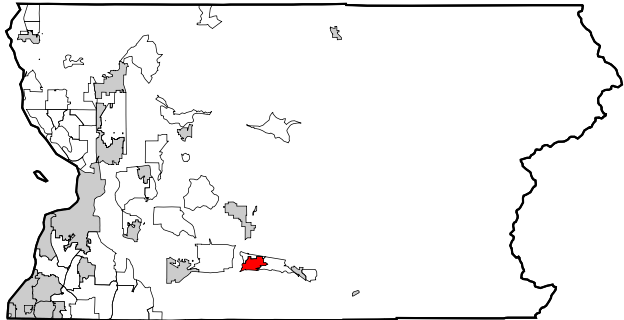
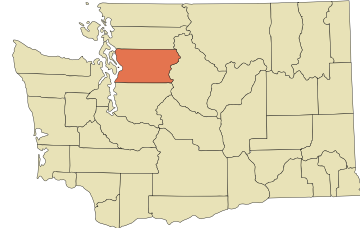
auto bulb

AUTO REPAIR NETS

100% American
Performance Products

ABOUT SULTAN

Sultan is a small but fast-growing city in eastern Snohomish County, Washington, located about 23 miles east of Everett at the confluence of the Skykomish and Sultan rivers along U.S. Route 2. Founded in the 1880s as a gold-mining and later logging community and named (via mispronunciation) for local Skykomish leader Chief T'seulted, it was incorporated in 1905 and has since evolved into a bedroom community and recreation gateway to the Cascade Mountains and nearby wilderness areas. Recent estimates place its population around 7,000–8,000 residents, reflecting rapid suburban-style growth while retaining a rural small-town character.



CITY OF SULTAN

COUNTY SNOHOMISH
INCORPORATED 6/27/1905

AREA

CITY 3.3 SQ MI
LAND 3.3 SQ MI
ELEVATION 108 FT

POPULATION





EXCLUSIVELY PRESENTED BY:



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