

MJ COMMERCIAL
ADVISORS, LLC



FOR SALE

1906 Broadway Avenue Everett, WA 98201

CONTACT INFORMATION:



Melissa Johnson
NW Regional Ambassador
KW Commercial
GSA MC1 LLC

CEO, Managing Member, of:
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BROADWAY DEVELOPMENT OPPORTUNITY

MIXED URBAN



PROPERTY HIGHLIGHTS:

Exceptional location in the heart of downtown Everett / Broadway.

- Zoned: MU - Mixed Urban. 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 - Inquire with City on Zoning height.
- Redevelopment upside. Next door neighbors may sell as part of an Assemblage.
- 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.



WASHINGTON OAKES



Colors of Hawaii Gifts and Treasures

Broadway Beverage Grocery Deli



Noble Palace II

Cash America

TERMS OF THE OFFERING

Property Address

Asking Price

Cash Offers Preferred OR;

1906 Broadway Avenue
Everett, WA 98201

\$990,000.00

Approved Financing

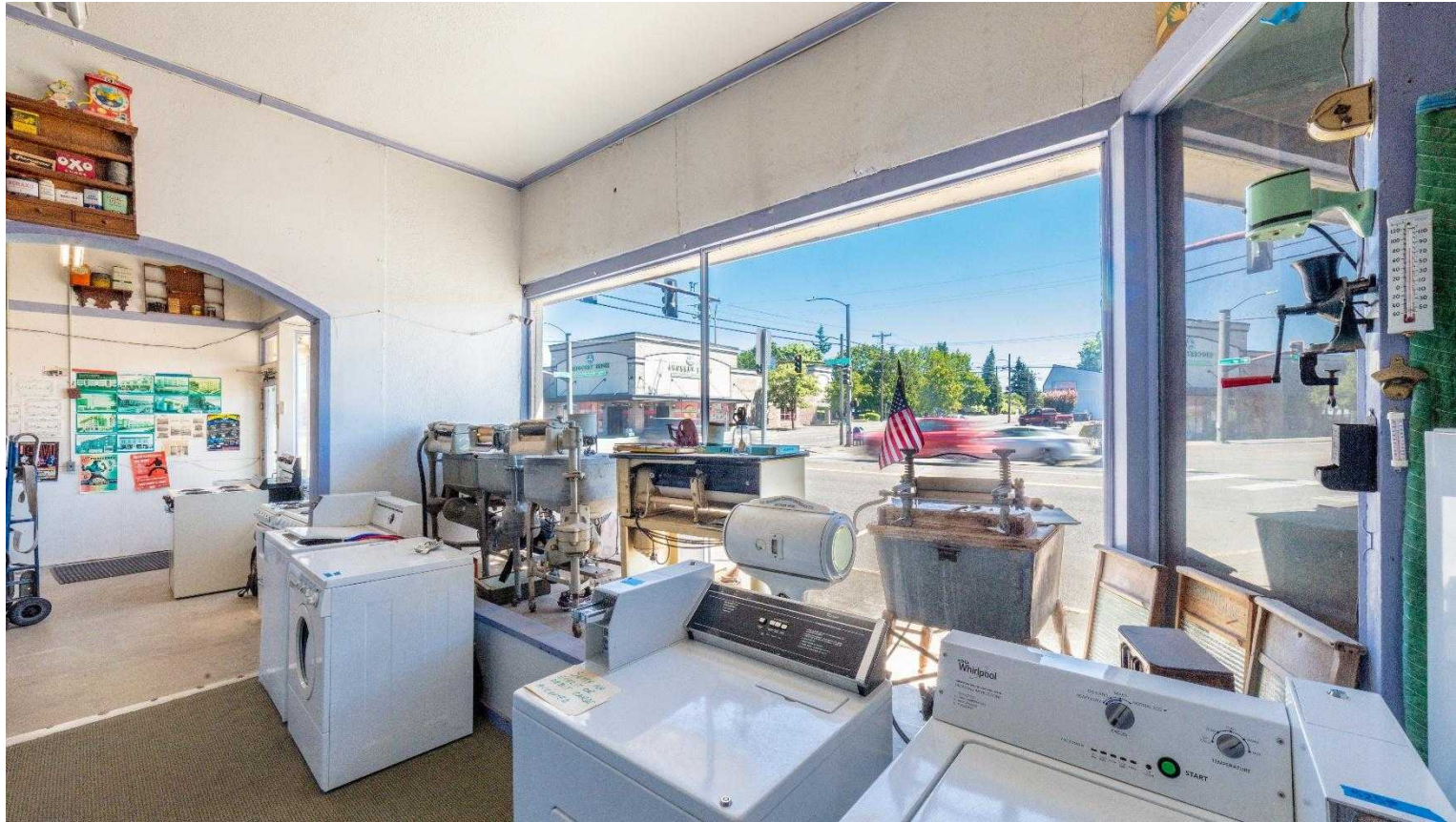
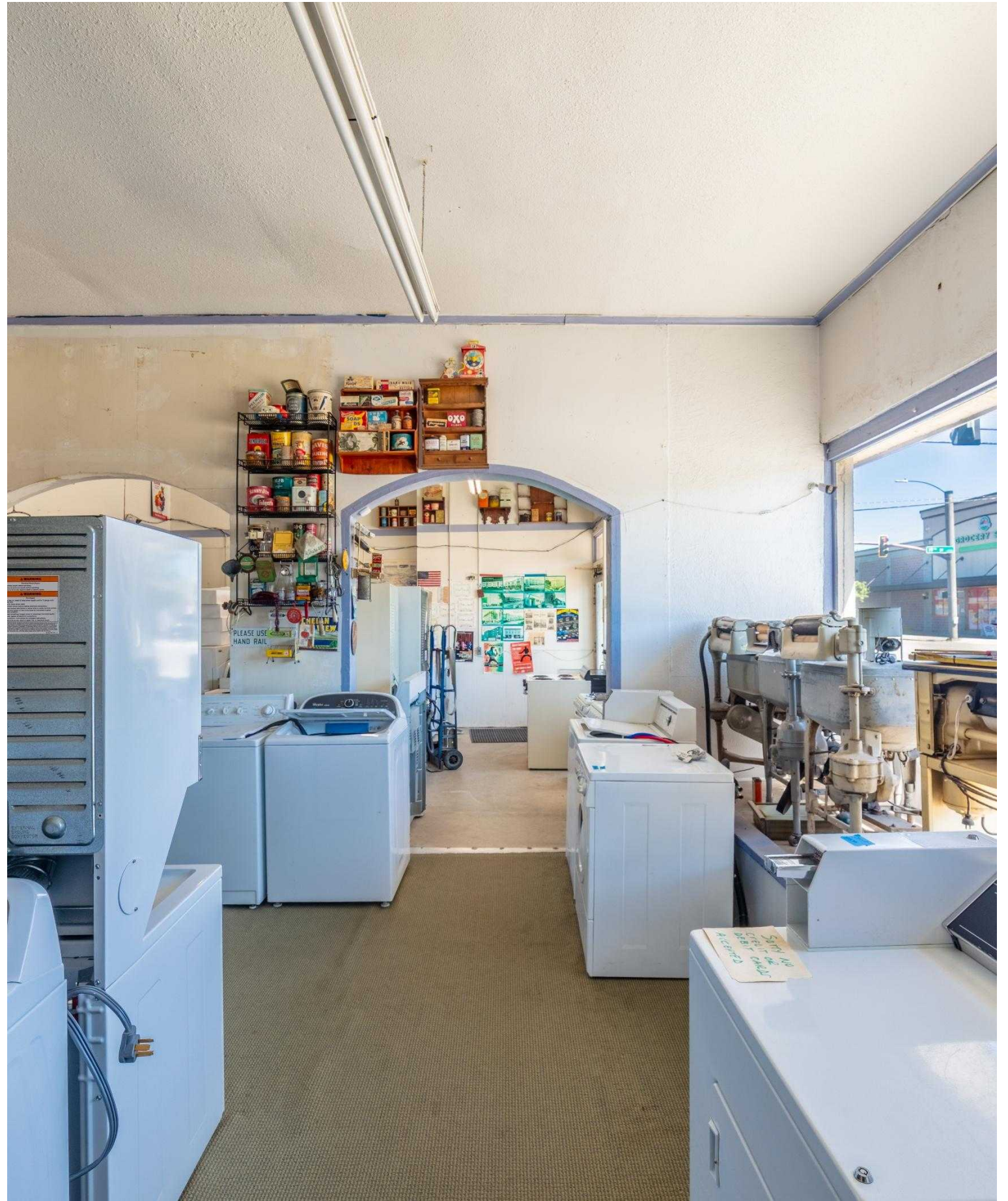




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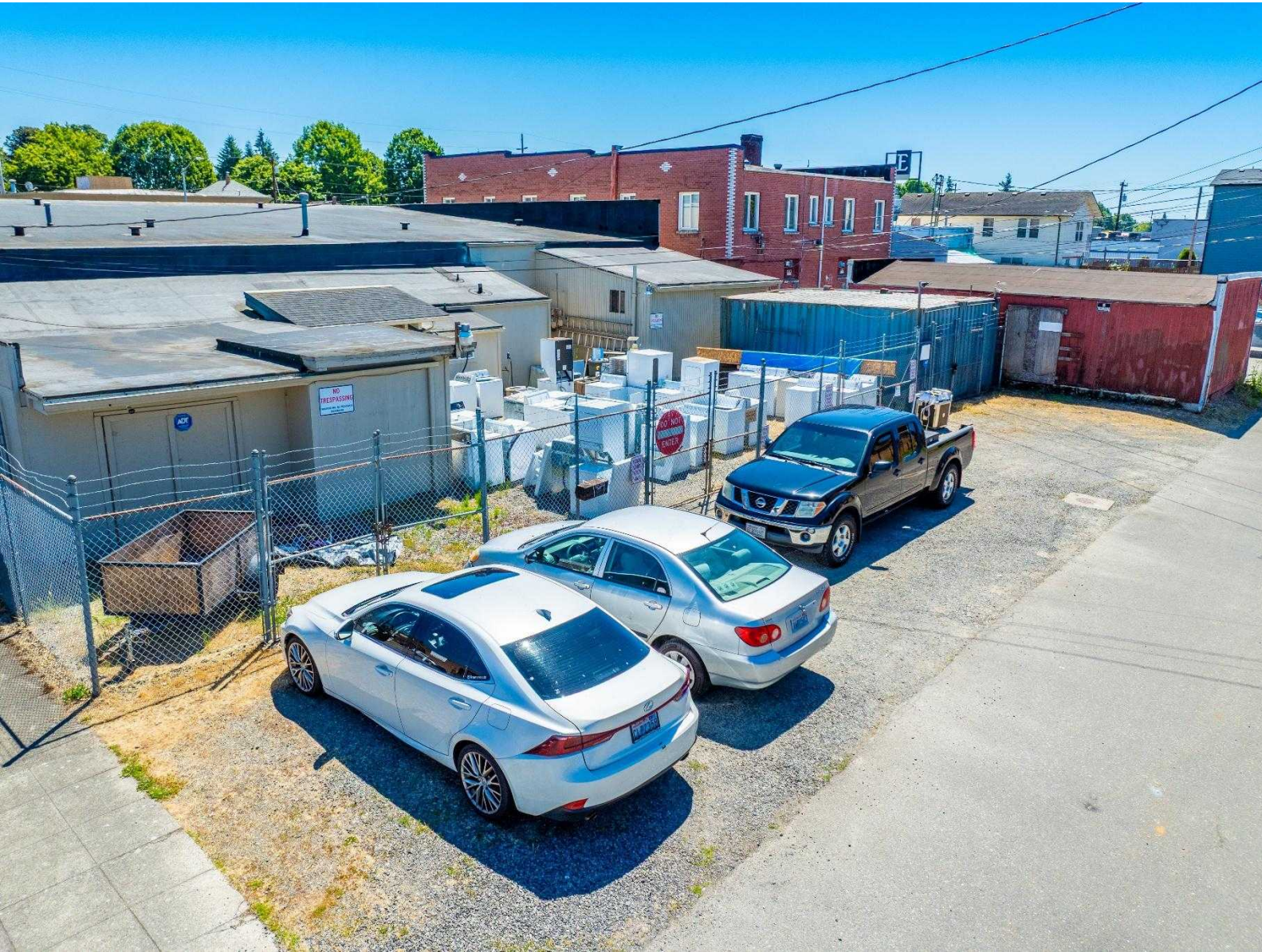


**This is another Front Door
Entrance (blocked off for now)**





The inside of the store is much larger with 4 separate areas. Call for a tour to see the rest of the interior.





BROADWAY AVENUE



Parcel Information

1906 Broadway Ave. Everett, WA 98201

Parcel #: Parcel: 00437938303000 (0.21 ac | 4,500 sf)

OWNERSHIP: Richard Groshong

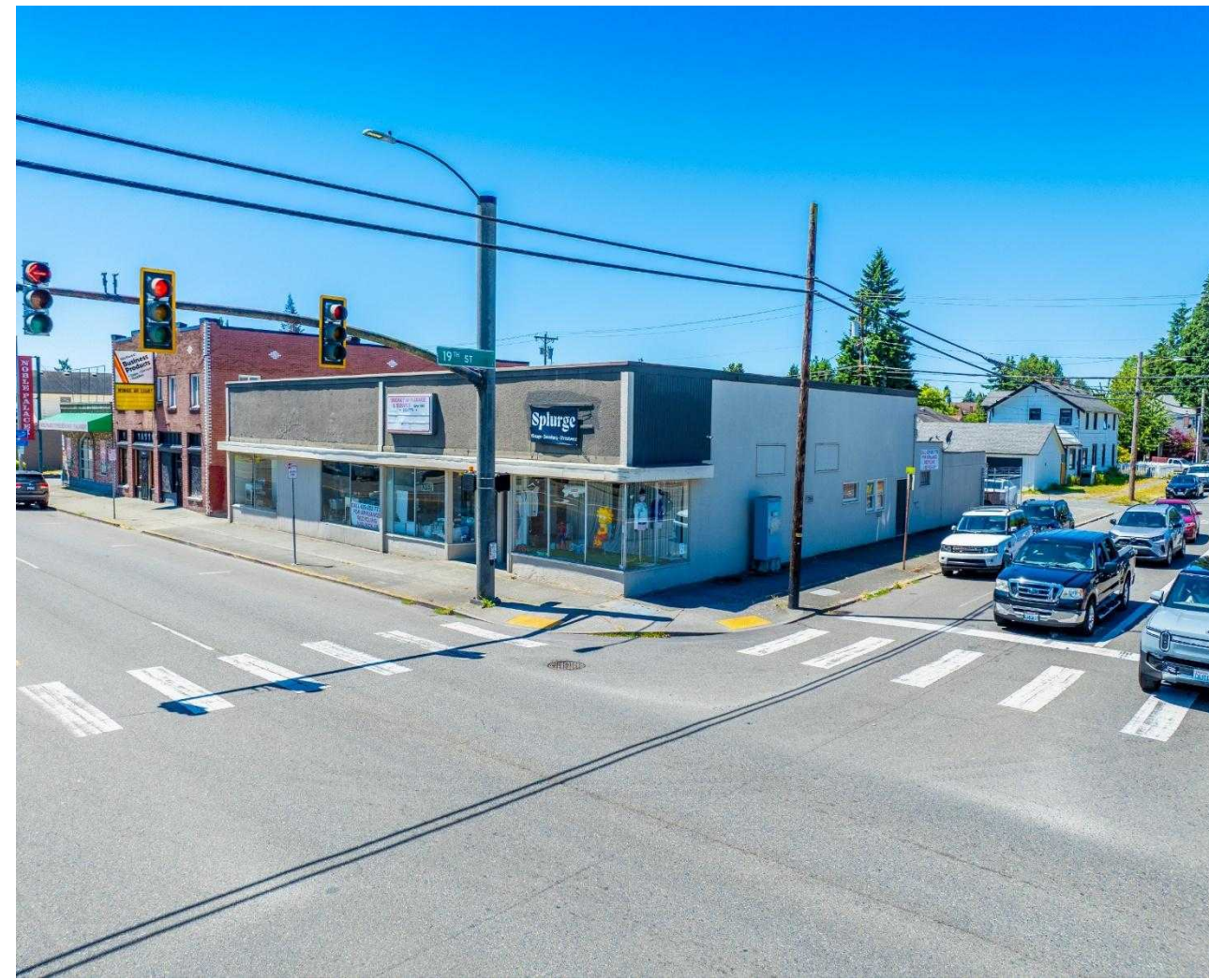
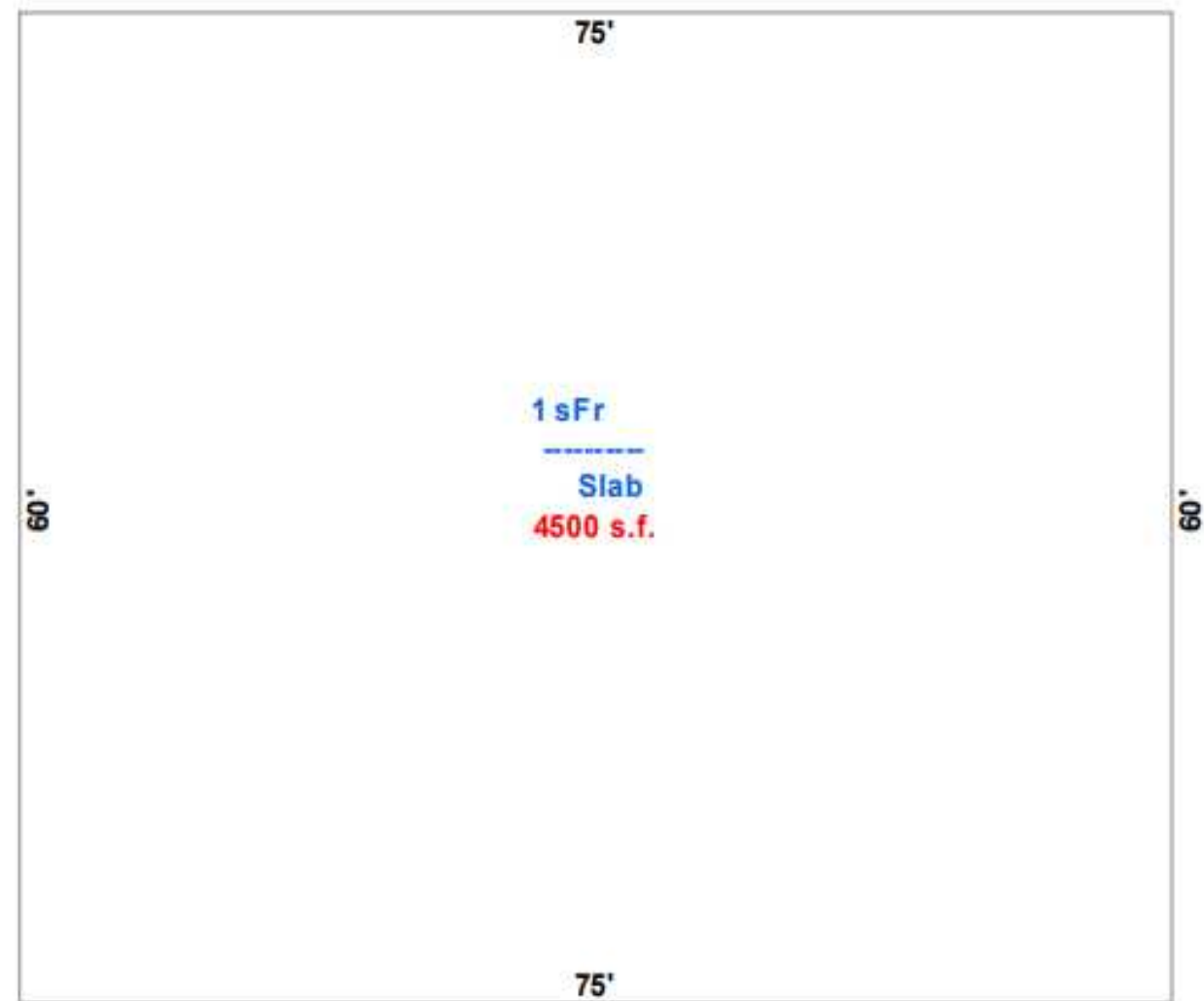
ADDRESS: 1906 Broadway Ave. Everett WA 98201

ZONING: Everett MU | Mixed Urban (MU)

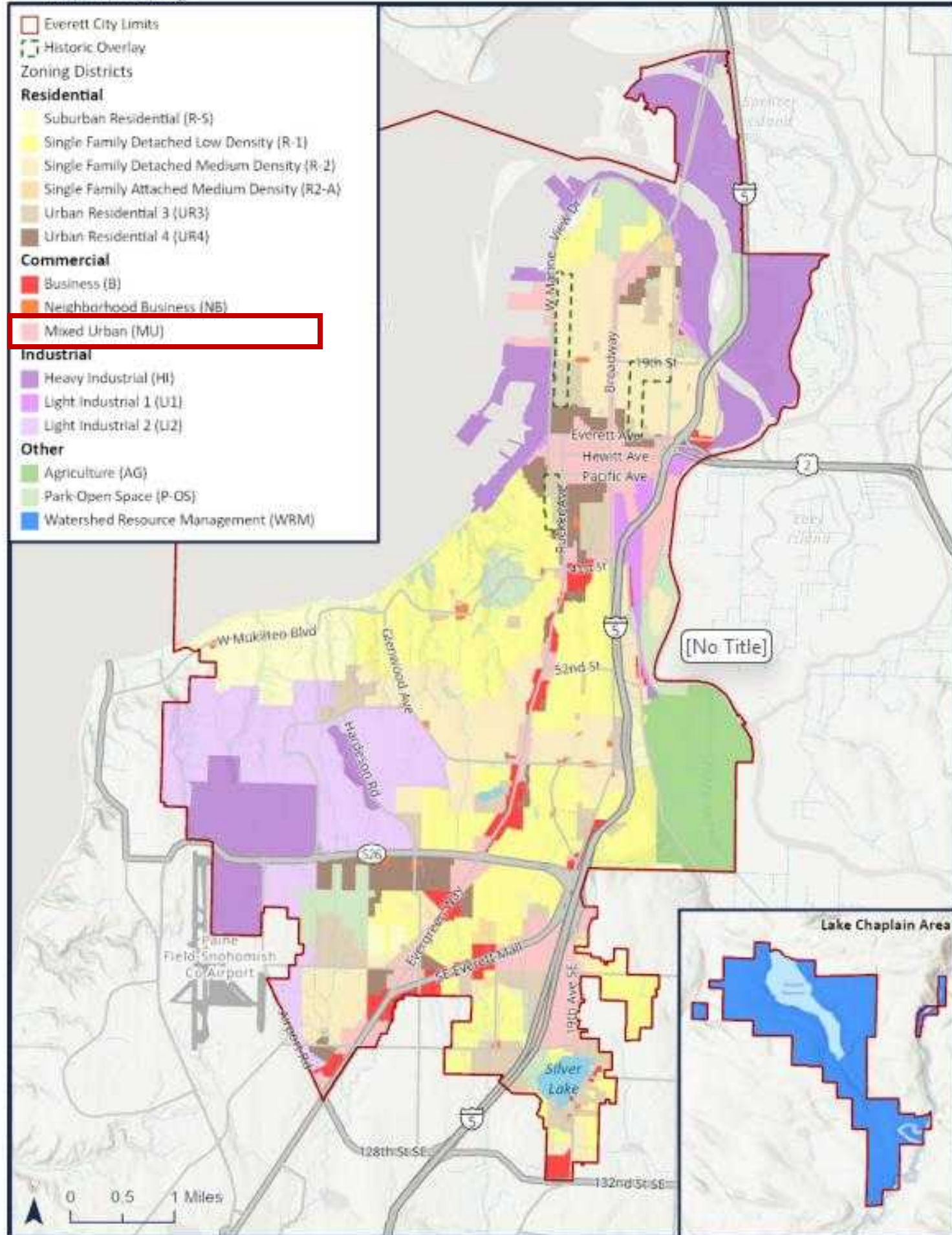
UTILITIES: Utilities on Site

Building Sq Feet 4,500

Built 1910



Map 3-1: Zoning



<https://everett.municipal.codes/EMC/19.03.030>

3. *Mixed Urban (MU)*. The purpose and function of the mixed urban zone are:

- a. To reinforce and enhance the downtown city core that provides local and regional service, retail, entertainment, civic and public uses, as well as a variety of urban housing choices;
- b. To provide for intensive, mixed use development in areas around high capacity transit stops, including bus rapid transit and future light rail stations; and
- c. To promote high quality, pedestrian friendly developments with attractive streetscapes and public amenities.

The Everett Municipal Code is current through Ordinance 4052-24, passed November 6, 2024.

Disclaimer: The City Clerk's Office has the official version of the Everett Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: www.everettwa.gov

GENERAL
CODE



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Everett, WA 98201

EXCLUSIVELY LISTED BY:

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Each Keller William Office is independently owned and operated





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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