

RETAIL/DEVELOPMENT SITE FOR SALE

AVENUE D COMMERCIAL BUILDING AND LOT

712 AVENUE D, SNOHOMISH, WA 98290



FOR SALE \$1,950,000

KELLER WILLIAMS NORTH SEATTLE

10700 Meridian Avenue North Suite 504
Seattle, WA 98133



Each Office Independently Owned and Operated

PRESENTED BY:

KEVIN FITZGERALD

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EXECUTIVE SUMMARY

712 AVENUE D



OFFERING SUMMARY

PRICE:	\$1,950,000
BUILDING SF:	1,580
AVAILABLE SF:	1,580
LOT SIZE:	12,632 Sq Ft
SIGNAGE:	Yes
FRONTAGE:	90 Feet
YEAR BUILT:	1984
PARKING:	25
ZONING:	Commercial

PROPERTY OVERVIEW

This versatile 1,580 sq. ft. commercial property is located at 712 Avenue D, Snohomish, WA, on a prime frontage lot. Situated just one block from Snohomish High School, the property enjoys excellent exposure to both high foot traffic and consistent vehicle flow, making it an ideal location for a variety of business types or possible redevelopment. Seller financing available.

Key features include:

- 0.29 Acre
- Size: 1,580 square feet of commercial space
- Parking: Over 25 parking spaces, offering convenience for both customers and staff
- Visibility: Prime Avenue D frontage with high visibility, ensuring excellent exposure to local traffic with great signage for advertising
- Location: Just one block from Snohomish High School, bringing a steady stream of nearby foot traffic,
- Access: Easy accessibility from main roads and surrounding neighborhoods

The property has been a successful business location for over 30 years, and with the upcoming Avenue D revitalization project scheduled to begin in 2024, it represents a unique opportunity for business owners and investors alike. Whether you're looking to establish a new business, expand your portfolio, or develop the site further, this property offers the perfect blend of location, convenience, and future potential.

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PROPERTY PHOTOS

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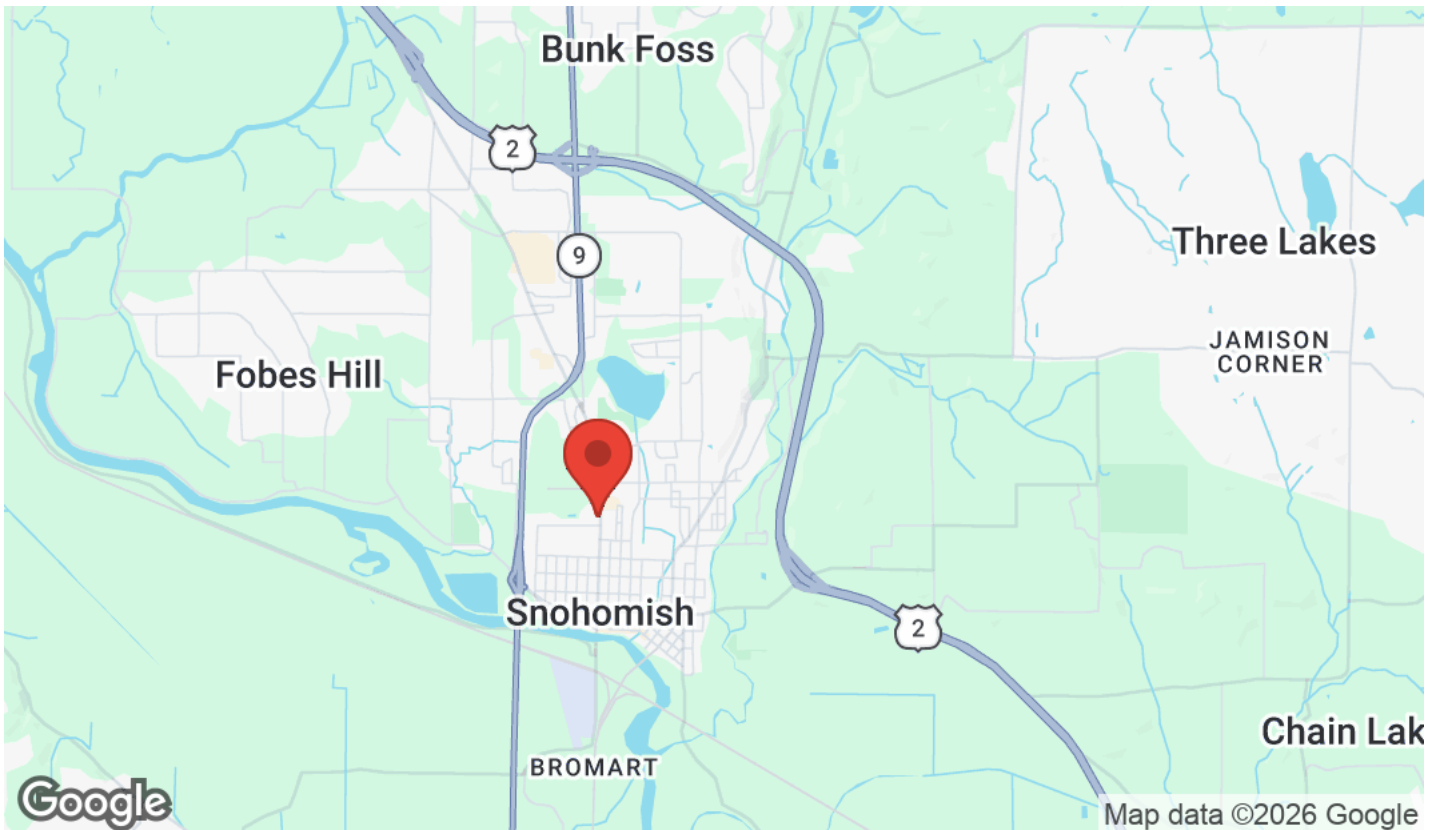
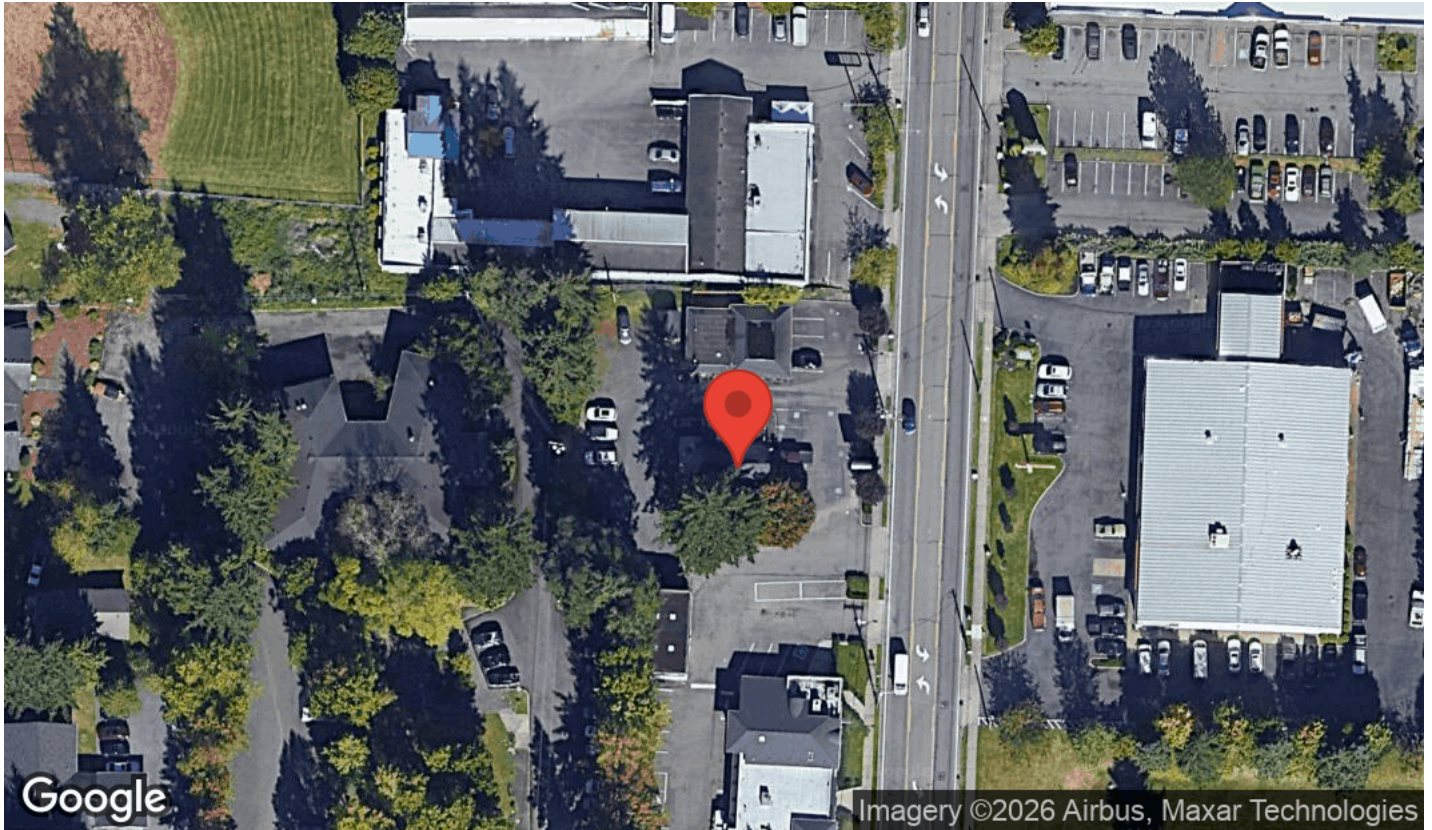
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LOCATION MAPS

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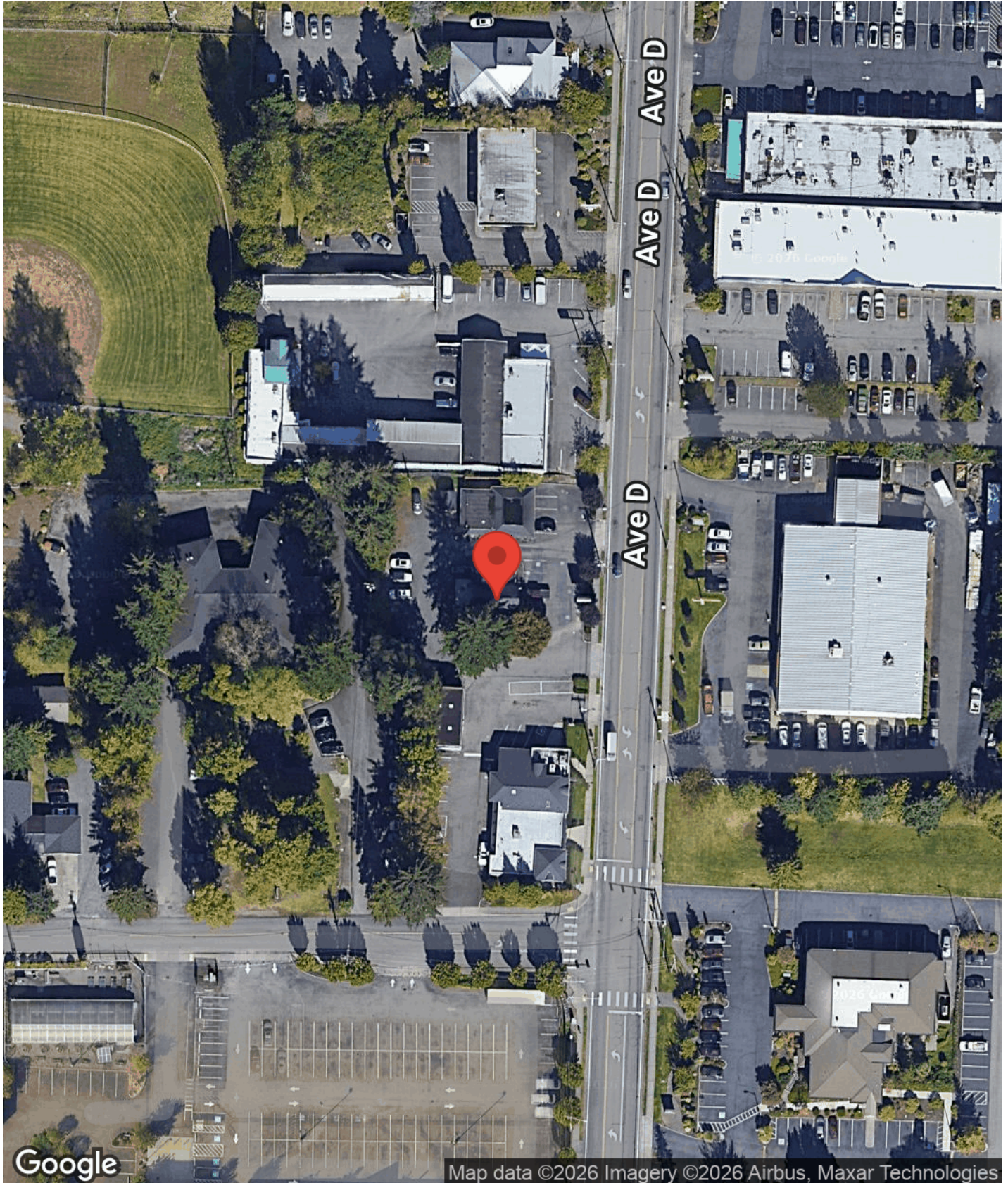
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AERIAL MAP

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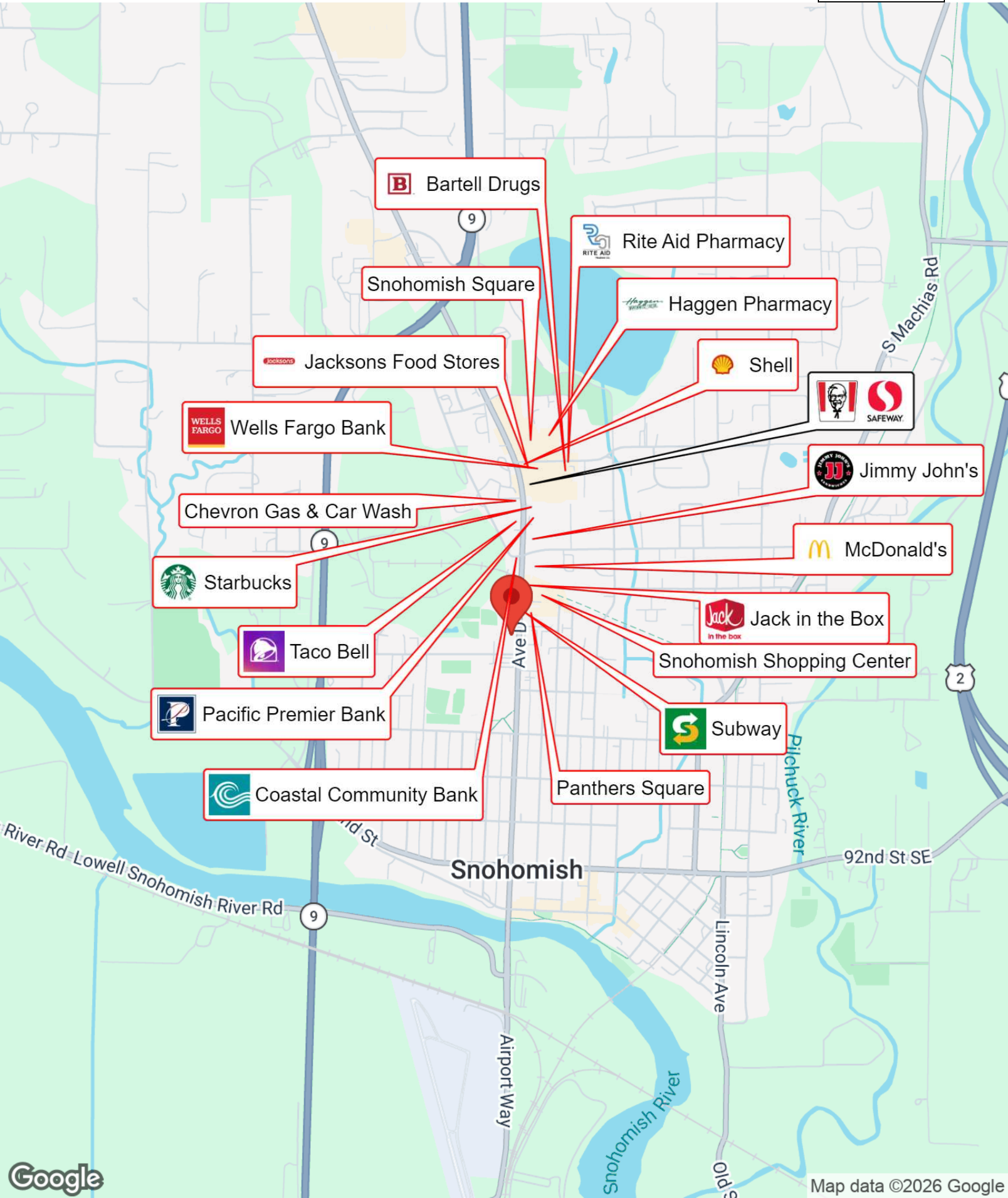
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BUSINESS MAP

712 AVENUE D



B Bartell Drugs

Rite Aid Pharmacy

Snohomish Square

Hagggen Pharmacy

Jacksons Food Stores

Shell

Wells Fargo Bank

KFC SAFEWAY

JIMMY JOHN'S Jimmy John's

Chevron Gas & Car Wash

McDonald's

Starbucks

Taco Bell

Jack in the Box

Snohomish Shopping Center

Pacific Premier Bank

Subway

Coastal Community Bank

Panthers Square

Snohomish

92nd St SE

River Rd - Lowell Snohomish River Rd

Airport Way

Lincoln Ave

Snohomish River

Pilehuck River

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712 AVENUE D



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