



43RD & HOYT HEALTHCARE CAMPUS

FOR SALE

Investment Opportunity

4225 Hoyt Avenue | Everett, WA 98203

VIEW PROPERTY VIDEO [!\[\]\(e3f8612927870f2e0f9f5989e6dd3064_img.jpg\)](#)



FOR SALE: \$5,100,000

INVESTMENT ADVANTAGES



HEALTHCARE DEMAND

Located in Everett's medical district near Providence, Optum, and Kaiser Permanente. Serves patients from Skagit County, Everett, Monroe, Cascade, Whidbey and Camano Islands, Anacortes, Edmonds, and Lynnwood.



STABLE INCOME

100% leased property with five separate medical tenant leases providing diversified cash flow from healthcare practices.



DEVELOPMENT POTENTIAL

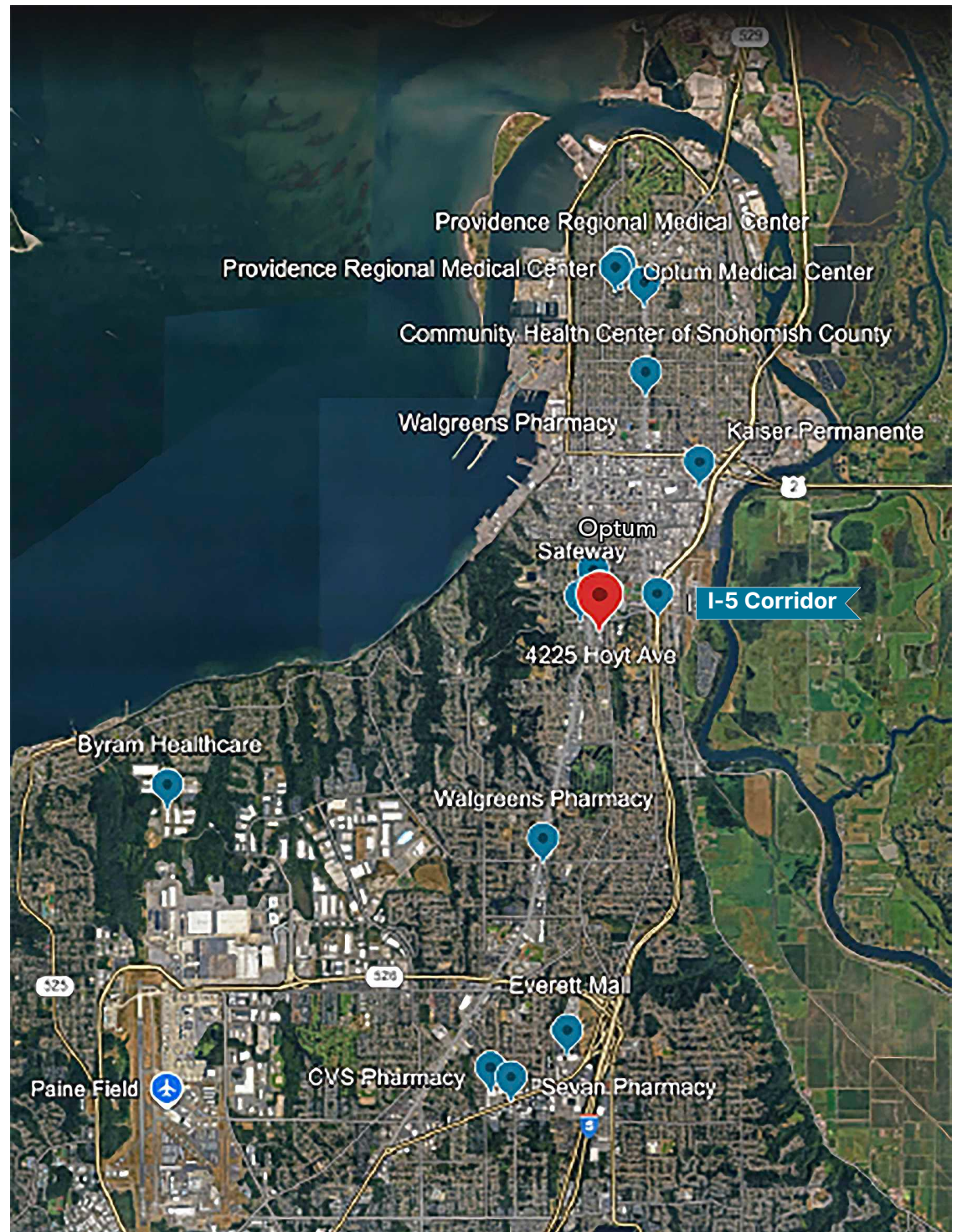
UR-7 zoning allows for urban residential development up to 7 floors offering future upside and expansion.

Do not disturb tenants.

For more information please contact:

Ann Bishop, MBA
bishop@wallaceproperties.com
Mobile: 206.229.7523

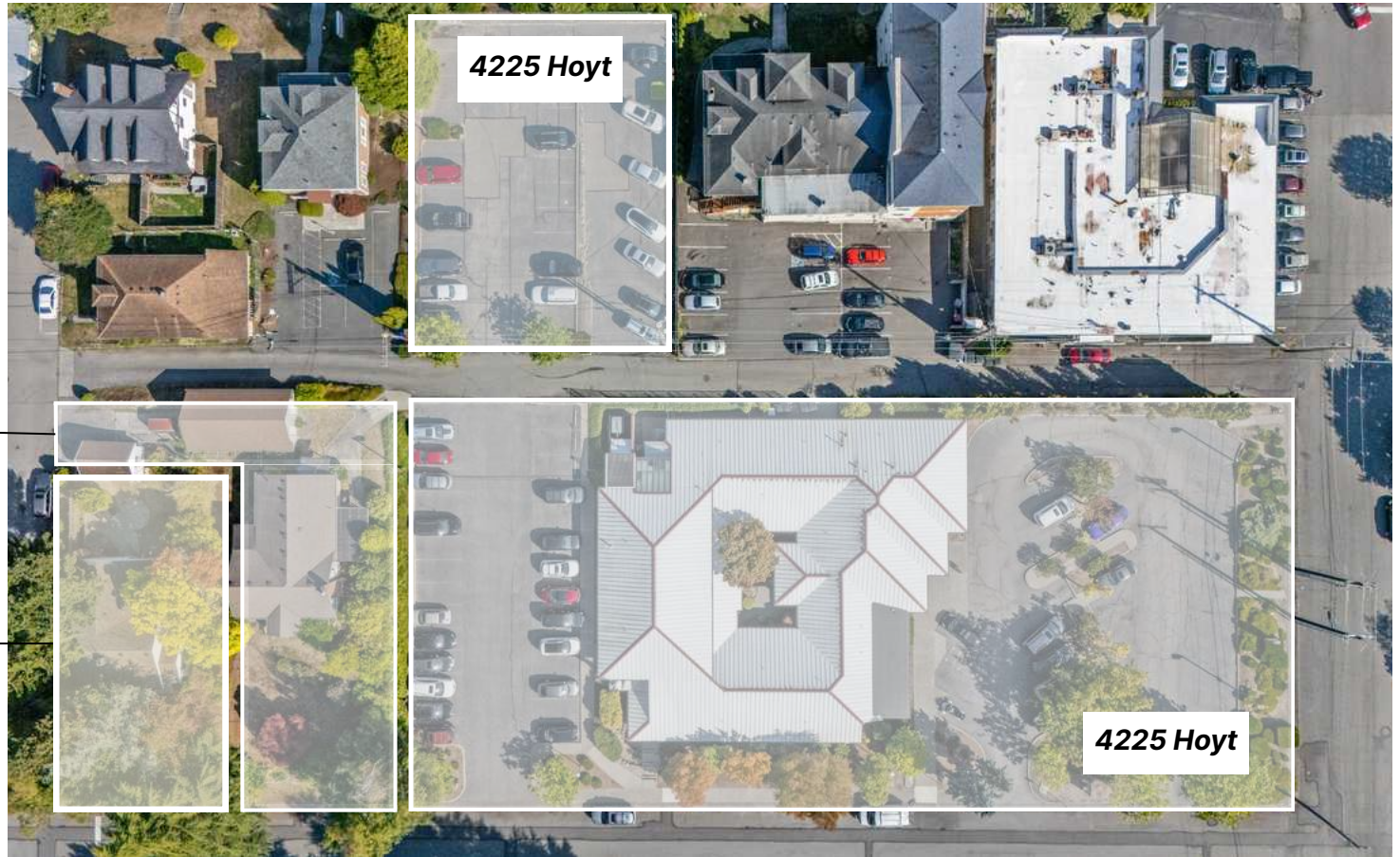
Jamie Nguyen
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Mobile: 425.610.5394





4201 Hoyt

4205 Hoyt



ADDRESS	4225 HOYT	4201 HOYT	4205 HOYT
PARCEL NUMBER	00582202100200	00582202100101	0582202100102
PARCEL SIZE	52,708 Sq Ft	4,792 Sq Ft	9,583 Sq Ft
BUILDING SIZE	12,433 GSF 12,273 RSF	1,204 Sq Ft	1,400 Sq Ft
BUILDING TYPE	Two-Level Medical Office Building	Single-Family Residence	Single-Family Residence

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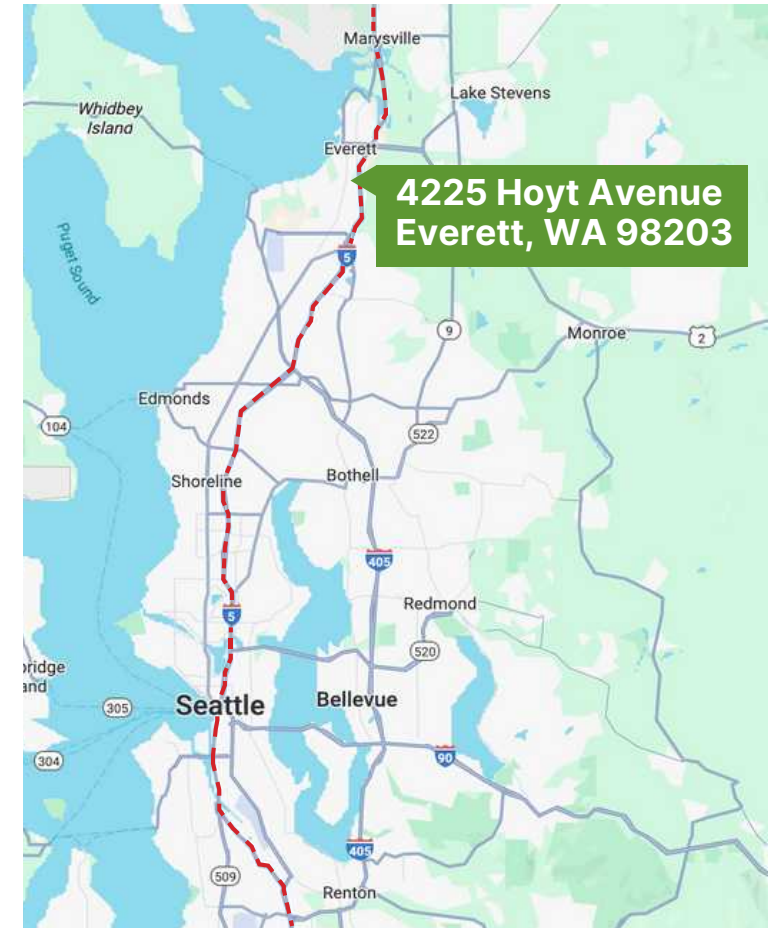
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Everett is a growth market serving the north end of Puget Sound. Two major developments near 43rd & Hoyt Healthcare Campus include: **The Hub**, a significant transformation of Everett Mall into a regional entertainment and retail center, and **Waterfront Place at Port of Everett**, a 1.5 million SF mixed-use development on 65 acres adjacent to the downtown core.



PROPERTY SITE HIGHLIGHTS

- Zoning for all three parcels is UR7 (urban residential - 7 floors)
- Total site area: 67,083 SF (1.54 acres)
- Abundant on-site parking with parking ratio of 7.6 stalls/1,000
- Five medical tenants occupy the MOB on five separate leases
- Metal roof and mechanical systems are well maintained
- Excellent access to I-5 with ingress/egress off of Hoyt Avenue and 43rd Street SE between Colby and Rucker Avenue
- The MOB was constructed in 1976 and has undergone subsequent improvements

Click here for [Non-Disclosure & Non-Disturbance Agreement](#)

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EXCLUSIVELY LISTED BY

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