Granite Falls Medical Clinic

403 S Granite Avenue, Granite Falls, WA 98252



Perfect owner/occupant opportunity in a beautifully maintained medical office, conveniently situated along the commercial corridor of Granite Falls

FEATURES

Sale Price - \$700,000

Approximate building size - 3,104 SF Lot size - 23,958 SF (0.55 ac)

Well-maintained Mid-Century style brick/wood-frame building, operating as a general practice private medical office

Abundant private parking in a fenced surface lot

Prominent corner location with 315 ft of street frontage

Beautifully situated off the Mountain Loop Highway, the gateway to the stunning Cascade Mountains

CONTACT

Michelle Yeh 425.450.1114 myeh@kiddermathews.com

Holly Yang, CCIM 425.450.1155 hyang@kiddermathews.com

Sophia Wong 425.450.1136 swong@kiddermathews.com



kiddermathews.com

Granite Falls Medical Clinic

PROPERTY SUMMARY

Building Size	±3,104 SF		
Year Built	1967 / 1979		
Lot Size	23,958 SF (0.55 ac)		
Frontage	185' on S Granite Avenue, 130' on E Pioneer Street		
Tax Parcels	0007947-000-002-00 0007947-000-001-00		
County	Snohomish		
Zoning	Central Business District (CBD, City of Granite Falls)		
Property Taxes	\$7,858.22 (2017)		



CONTACT

Michelle Yeh 425.450.1114 myeh@kiddermathews.com

Holly Yang, CCIM 425.450.1155 hyang@kiddermathews.com

Sophia Wong 425.450.1136 swong@kiddermathews.com

km Kidder

Mathews





Granite Falls Medical Clinic

DEMOGRAPHICS AND DRIVING DISTANCES

RADIUS	1 MILE	3 MILE	5 MILE
ESTIMATED POPULATION (2017)	3,965	10,807	17,083
PROJECTED POPULATION (2022)	4,272	11,644	18,421
PROJECTED GROWTH (2017-2022)	7.74%	7.74%	7.83%
MEDIAN HOUSEHOLD INCOME	\$72,668	\$77,825	\$82,120
AVERAGE HOUSEHOLD INCOME	\$83,954	\$93,862	\$98,935

POSSESSION SOLA



CONTACT

Michelle Yeh 425.450.1114 myeh@kiddermathews.com

Holly Yang, CCIM 425.450.1155 hyang@kiddermathews.com

Sophia Wong 425.450.1136 swong@kiddermathews.com

Kinder

Mathews

kiddermathews.com

WHIDBEY ISLAND

Granite Falls Medical Clinic

STREET VIEW



CONTACT

Michelle Yeh 425.450.1114 myeh@kiddermathews.com

Holly Yang, CCIM 425.450.1155 hyang@kiddermathews.com

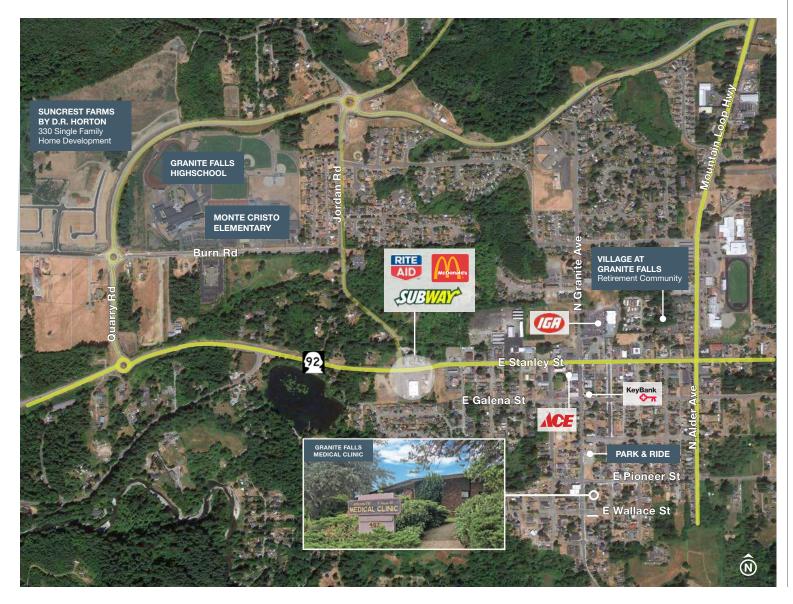
Sophia Wong 425.450.1136 swong@kiddermathews.com

Kidder Mathews

kiddermathews.com

Granite Falls Medical Clinic

LOCATION MAP



CONTACT

Michelle Yeh 425.450.1114 myeh@kiddermathews.com

Holly Yang, CCIM 425.450.1155 hyang@kiddermathews.com

Sophia Wong 425.450.1136 swong@kiddermathews.com

Kin Kidder

Mathews

kiddermathews.com