

**FOR SALE**

# 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

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## 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,<br>130' on E Pioneer Street     |
| Tax Parcels    | 0007947-000-002-00<br>0007947-000-001-00                  |
| County         | Snohomish   |
| Zoning         | Central Business District<br>(CBD, City of Granite Falls) |
| Property Taxes | \$7,858.22 (2017)   |



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## 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 |



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## STREET VIEW



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## LOCATION MAP



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