

2808 HOYT EVERETT, WA



Investment or Owner-User Opportunity

2808 Hoyt, Everett WA 98201

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INVESTMENT PROPERTY IN THE HEART OF DOWNTOWN EVERETT



MIXED-USE BUILDING INCLUDES RETAIL, MULTI-FAMILY, AND SELF-STORAGE PLUS 2-LEVEL PARKING GARAGE

PRICE: \$1,950,000

PRICE PER SF..... \$127.29

LAND AREA..... 9,147 SQUARE FEET

ZONING: B3- ALLOWS 100' + HEIGHT LIMIT, RETAIL, OFFICE,
AND RESIDENTIAL USES

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Investment property in downtown Everett. Excellent opportunity to acquire a mixed-use cash flow property w/B3 zoning allowing great redevelopment potential. Current tenant mix incl. 5 residential apartments on upper level, fully renovated naturopathic clinic on main level, and self-storage on lower/ally level. Tax parcel 00439166902200 (2-level parking garage) is included in sale. Views of Puget Sound & mountains from main & upper level. New development completed on neighboring parcels.



FEATURED PHOTOS



EVERETT, WA

The City of Everett, population 108,000, is the county seat of Snohomish County, Washington. Located about 25 miles north of Seattle, Everett is a Pacific-Rim city situated on Port Gardner Bay. Once a mill town built on wood-based industries, today's labor force of more than 80,000 is predominately employed in technology, aerospace and service-based industries. The city government operates with an elected mayor and a seven-member city council. Everett was home to the late U.S. Senator Henry M. Jackson.



EDUCATIONAL OPPORTUNITIES

The Everett School District and Mukilteo School District serve the city's K-12 students. Everett Community College, Washington State University (North Puget Sound- Everett), the University of Washington and UW Bothell Branch Campus, Cascadia College, Edmonds Community College and ITT Technical Institute provide higher education in the area. University Center at Everett Station offers upper level classes from several state universities.

RECREATIONAL OPPORTUNITIES

Residents and visitors enjoy more than 40 parks, trails, golf courses and open spaces. Summer and winter sports opportunities abound at nearby lakes, rivers and campgrounds, the Cascade and Olympic Mountains, Whidbey and San Juan Islands. Everett is home to the AquaSox baseball team, a Class A minor league team associated with the Seattle Mariners. The Everett Events Center, which seats 8,000, opened September 2003 and is home to the Everett Silvertips who are part of the Western Hockey League.



MAJOR EMPLOYERS

#	Employer	# of Employees
1	Boeing	39,000
2	Naval Station Everett	6,000
3	State of Washington	6,000
4	Providence Regional Medical Center Everett	3,500
5	Snohomish County	2,500
6	The Everett Clinic	2,100
7	Everett School District	1,900
8	Frontier Communications Northwest	1,500 (2009)
9	Zumiez	1,400 (2009)
10	City of Everett	1,200
11	Fluke Corporation	1,100
12	Aviation Technical Services	1,000





GABRIEL GRAUMANN

MANAGING BROKER
THE PLATZ GROUP-KELLER WILLIAMS REALTY

Direct: 425-870-9004 | Office: 206-686-9345

Email: GabeGraumann@KW.com

www.Gabe.PlatzGroup.com



THE PLATZ GROUP

206.686.9345

www.PlatzGroup.com

**1000 SE EVERETT MALL WAY, SUITE 201,
EVERETT WA 98208**