



20.52 Acres

6927 – 7415 204<sup>th</sup> St NE Arlington WA 98223



H&R BLOCK  
Various Retail

BARTELL  
DRUGS

O'Reilly  
AUTO PARTS  
SUBWAY  
BURGER  
KING  
SKAGIT  
BANK

NEWLY OPENED  
Condos

Park 77



CONTACT INFORMATION:  
Melissa Johnson  
Director  
melissaj@kwcommercial.com  
(425) 765-3568





# ARLINGTON DEVELOPMENT SITE

---

6927-7415 204<sup>th</sup> St. NE Arlington, WA 98223

## EXCLUSIVELY LISTED BY:

CONTACT INFORMATION:

Melissa Johnson

Director

[melissaj@kwcommercial.com](mailto:melissaj@kwcommercial.com)

(425) 765-3568



**FOR ADDITIONAL INFORMATION CONTACT:**

**Melissa Johnson**

**Director**

**Keller Williams Commercial**

**Cell: 425-765-3568**

**[melissaj@kwcommercial.com](mailto:melissaj@kwcommercial.com)**

*ALL information contained herein has been contained from reliable sources, but is not guaranteed. A prospective buyer should verify each item relating to this property, and all information contained herein.*

*Each Keller Williams Realty Office is independently owned and operated*

KELLER WILLIAMS REALTY CPRE, LLC IS PLEASED TO PRESENT FIRST TIME ON THE MARKET EVER

Address: 6927-7415 204<sup>th</sup> St NE Arlington WA 98223



Property Highlights:

- Location! Location!
- First time offered ever
- Calling attention to all Developers, Builders & Investors – Great opportunity & Excellent location in the heart of a growing Arlington community.
- High Traffic location - Busy Hwy 9 and 204<sup>th</sup> with easy access to I-5
- Next to the new Bartell Drugstore and across Hwy 9 is Safeway, McDonalds, Chevron, Newly built Luxory Park 77 Condos and so much more.
- The City of Arlington provides a seamless permitting process with application meetings set up within a week.
- Close to shopping and top ranked Arlington Schools
- 40 miles from Seattle, WA
- 90 minutes from Canada
- Municipal Airport – National recognized Fly-in

20.52 ACRES FOR SALE IN ARLINGTON, WA

# TERMS OF THE OFFERING

<b>Property Address</b>	<b>Asking Price</b>	<b>Cash or Financing</b>
<b>6927-7415 204<sup>th</sup> ST NE Arlington WA</b>	<b>\$10,000,000.00</b>	<b>Cash Offers Preferred</b>

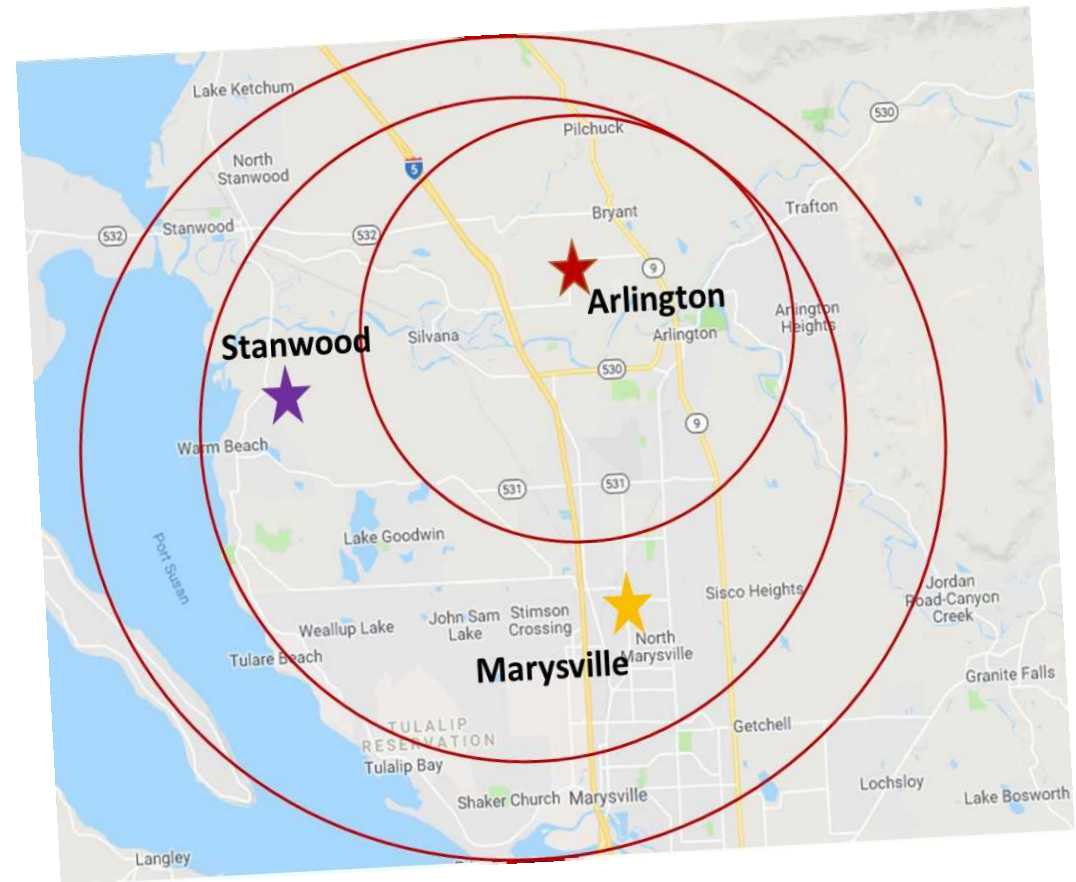




6927 – 7415 204th St NE Arlington WA

### Parcel Information

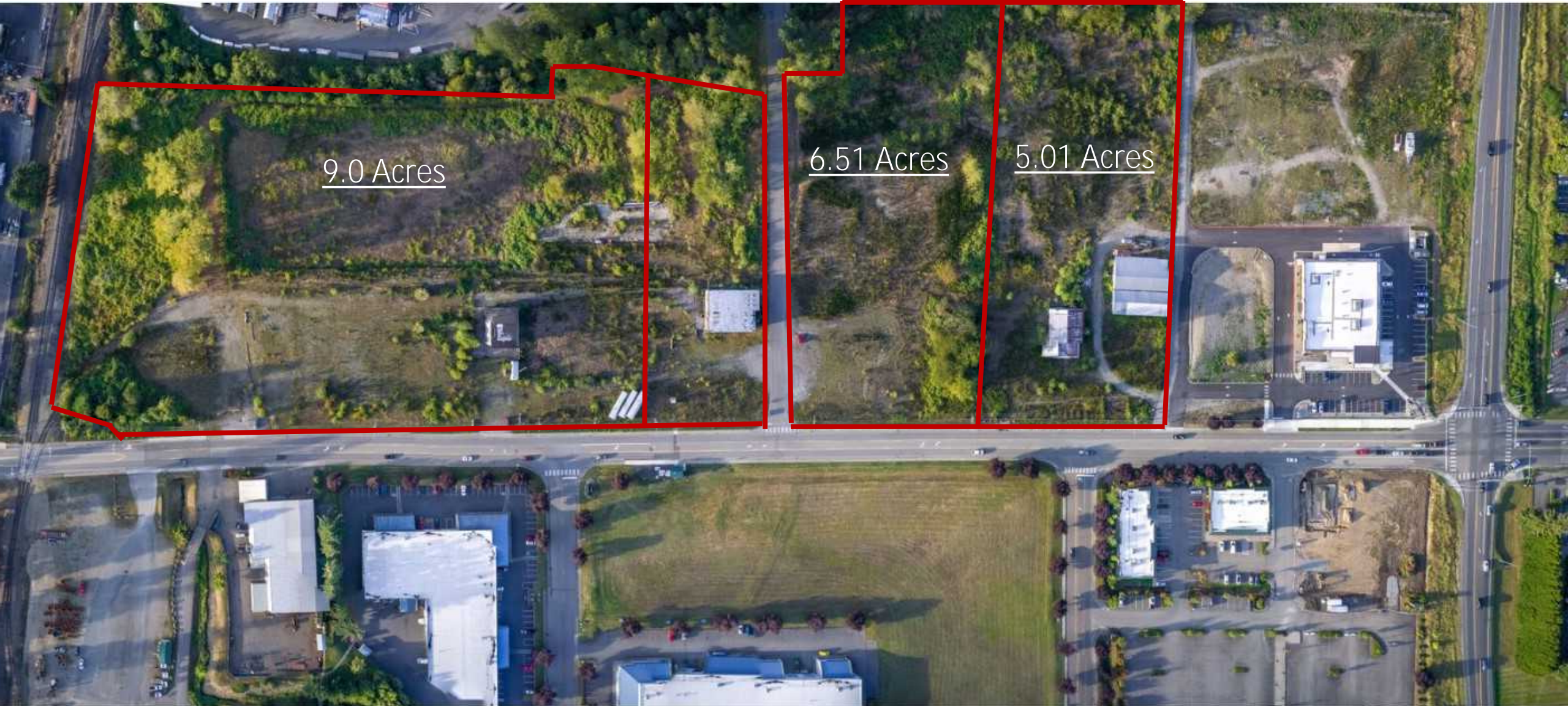
Parcel #:	31051100303300, 31051100303500, 31051100303100
OWNERSHIP:	MU & DJ Properties LLC
ADDRESS:	6927-7415 204 <sup>th</sup> St NE Arlington WA 98223
SIZE:	893,852 SF SF (20.52 Acres)
ZONING:	Multi Housing with a Retail Overlay, GC General Commercial, Light Industrial
UTILITIES:	Utilities available in the street





# All Parcels Sold Together: 20.52 Acres

*\*Sellers may sell parcels separate based on purchase price*



9.0 Acres

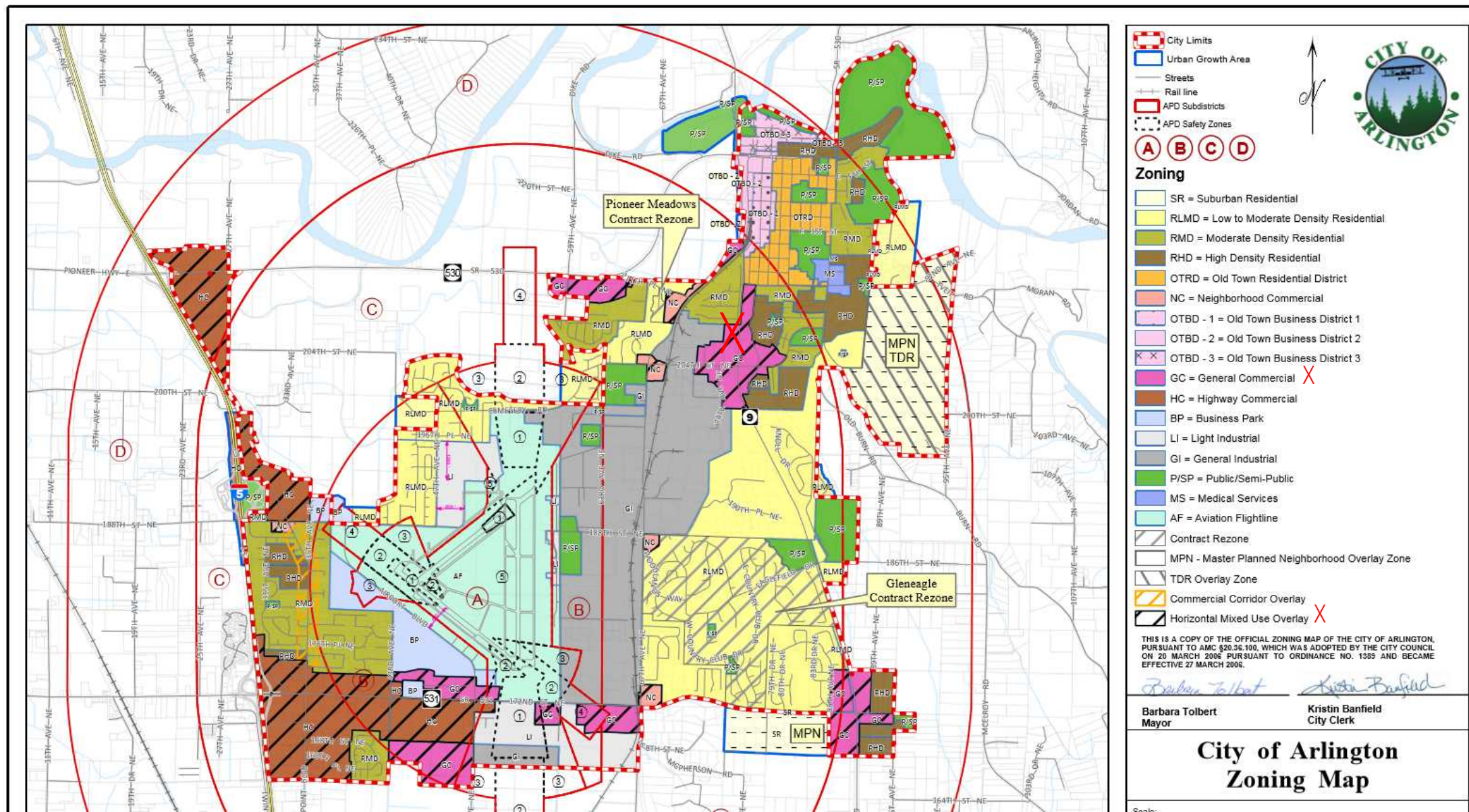
6.51 Acres

5.01 Acres

# Property Location



# ZONING – Horizontal Mixed Use



THIS IS A COPY OF THE OFFICIAL ZONING MAP OF THE CITY OF ARLINGTON, PURSUANT TO AMC §20.36.100, WHICH WAS ADOPTED BY THE CITY COUNCIL ON 20 MARCH 2006 PURSUANT TO ORDINANCE NO. 1389 AND BECAME EFFECTIVE 27 MARCH 2006.

*Barbara Tolbert*      *Kristin Banfield*

Barbara Tolbert      Kristin Banfield  
Mayor      City Clerk

## City of Arlington Zoning Map





*The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Keller Williams Realty CPRE, LLC has not and will not verify any of this information, nor have they conducted any investigation regarding these matters. Keller Williams Realty CPRE, LLC makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.*

*As the Buyer, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Keller Williams Realty CPRE, LLC denies any obligation to conduct a due diligence examination of this property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal and construction advisors should conduct a careful, independent investigation of any property to determine to your satisfaction with the suitability of the property for your needs.*

*Like all real estate investments, Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenants. Buyer is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property.*

*Accepting this Marketing Brochure you agree to release Keller Williams Realty CPRE, LLC and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.*

## Marketing Brochure Disclaimer