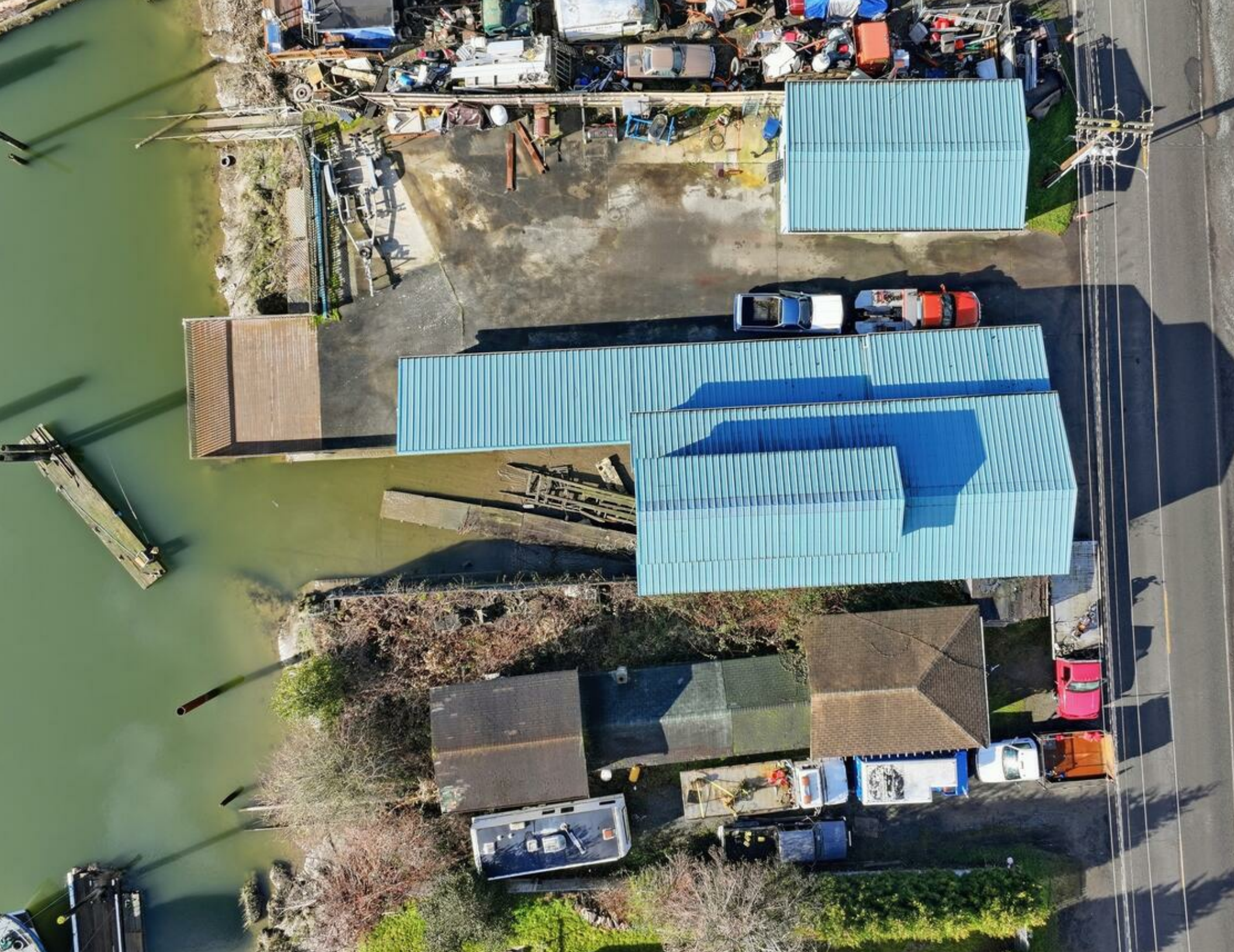


SNOHOMISH RIVER DRYDOCK

3828 Railway Ave
Everett, WA 98201





INVESTMENT SUMMARY

Rare Snohomish River waterfront industrial property located on Railway Avenue in Everett, WA, featuring approximately 14,374 SF of land in a Heavy Industrial (HI) zoning designation, ideal for marine-oriented and industrial users. The site offers roughly 3,300 SF of combined shop and dry dock space across two shop structures, plus an older house that is considered to have no contributory value and is best suited for tear-down, creating a clean slate for a future user or redevelopment concept. Existing utility services include power, water, and sewer to the property, supporting immediate occupancy or phased improvement plans. A key feature of the property is its dry dock with hydraulic system designed to bring boats in, paired with existing pilings in the Snohomish River for potential floating docks, giving a strong foundation for marine



PROPERTY SUMMARY

Offering Price	\$1,500,000
Buildings size	3308 SQ FT
Year Built	1994, 1910,
Lot Size (SF)	14,374.00 SqFt
Frontage	123 Ft
Parcel ID	00516864403700, 00516864403500, 00516864403900
Zoning Type	INDUSTRIAL, Commercial
County	Snohomish
Coordinates	47.980738,-122.179500

INVESTMENT HIGHLIGHTS

- Property with Snohomish River access
- Drydock
- Heavy Industrial Zoning
- Possible docks
- 3 Tax lots





LOCATION HIGHLIGHTS

- Industrial area
- Waterfront Access
- Located close to I-5 and Hwy 2





CITY OF EVERETT

COUNTY SNOHOMISH

INCORPORATED 5/3/1893

AREA

CITY 47.9 SQ MI

LAND 33.2 SQ MI

WATER 14.7 SQ MI

POPULATION



ABOUT EVERETT

Everett, Washington is a dynamic waterfront city 25 miles north of Seattle, offering a blend of vibrant urban amenities and stunning Puget Sound scenery. Home to more than 110,000 residents, Everett features a lively historic downtown, a bustling marina, renowned aerospace and maritime industries, and year-round arts, sports, and family-friendly events—making it an appealing place to live, work, and play







CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from WINDERMERE REAL ESTATE HLC and it should not be made available to any other person or entity without the written consent of WINDERMERE REAL ESTATE HLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to WINDERMERE REAL ESTATE HLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. WINDERMERE REAL ESTATE HLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, WINDERMERE REAL ESTATE HLC has not verified, and will not verify, any of the information contained herein, nor has WINDERMERE REAL ESTATE HLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE WINDERMERE REAL ESTATE HLC ADVISOR FOR MORE DETAILS.**

EXCLUSIVELY PRESENTED BY:



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