

PROPERTY FEATURES

2602 Grand Avenue — Everett, WA

Bayside Neighborhood | Commercial / Development Opportunity

PROPERTY DETAILS

Building Size	2,400 sq ft
Lot Size	6,098 sq ft — street-to-alley
Year Built	1920
Zoning	R5 — Mid-Rise Residential (up to 5 stories)
Previous Use	Office Sold As-Is

BUILDING & SITE

- Historic 1920 construction, original character intact
- Exposed brick throughout
- Generous ceiling heights
- Large windows — abundant natural light
- Open, adaptable floor plan
- Street-to-alley lot maximizes site utility

DEVELOPMENT OPPORTUNITY

- R5 zoning permits mid-rise residential up to 5 stories
- Everett 2044 Comp Plan (eff. July 2025) expands downtown density
- Street-to-alley parcel — efficient multifamily site geometry
- Viable for investor, developer, or owner/end-user

Buyers should confirm current development standards with the City of Everett Planning Department.

LOCATION & SURROUNDINGS

- Views: Possession Sound, Everett Marina, Naval Station, Olympics
- Grand Avenue Park — steps away
- Walkable to downtown Everett dining, theater, arena, library
- Minutes to Providence Regional Medical, I-5, Boeing / Paine Field

Matt Stark | Windermere Real Estate Northeast

Information deemed reliable but not guaranteed. Buyer to verify all details.