

Welcome Home!



2602 Grand Ave, Everett, WA 98201

MLS #2509440



\$699,950

A rare opportunity on one of Everett's most storied streets. This 2,400 sq ft building, constructed in 1920, sits on a 6,098 sq ft street-to-alley lot in the heart of the Bayside neighborhood - a walkable, historically rich district along the bluffs overlooking the Sound. The building retains its original character: exposed brick, generous ceiling heights, and abundant natural light from large windows. Previously used as office space, the footprint is open and adaptable. Whether you're an investor, developer, or end-user with a vision, this property offers a blank canvas with serious bones. Zoned R5, which permits mid-rise residential development up to five stories, the street-to-alley parcel is well-positioned for a ground-up multifamily project. Combined with Everett's 2044 Comprehensive Plan - effective July 2025 and expanding density allowances across the downtown core - this is a site worth running numbers on. Buyers should confirm current development standards directly with the City of Everett Planning Department. Grand Avenue runs along the western bluff of Bayside, with views of Possession Sound, the Everett Marina, Naval Station Everett, and the Olympic Mountains on clear days. Grand Avenue Park is steps away. Downtown Everett - restaurants, the Historic Everett Theater, Angel of the Winds Arena, Carnegie Library - is all walkable. Providence Regional Medical Center, I-5, and Boeing / Paine Field are all within minutes. Sold as-is.

BEDS 4
BATHS 1
SQ FT 2,400
YEAR BUILT 1920



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If you are already working with an agent, this is not meant as a solicitation for that business

