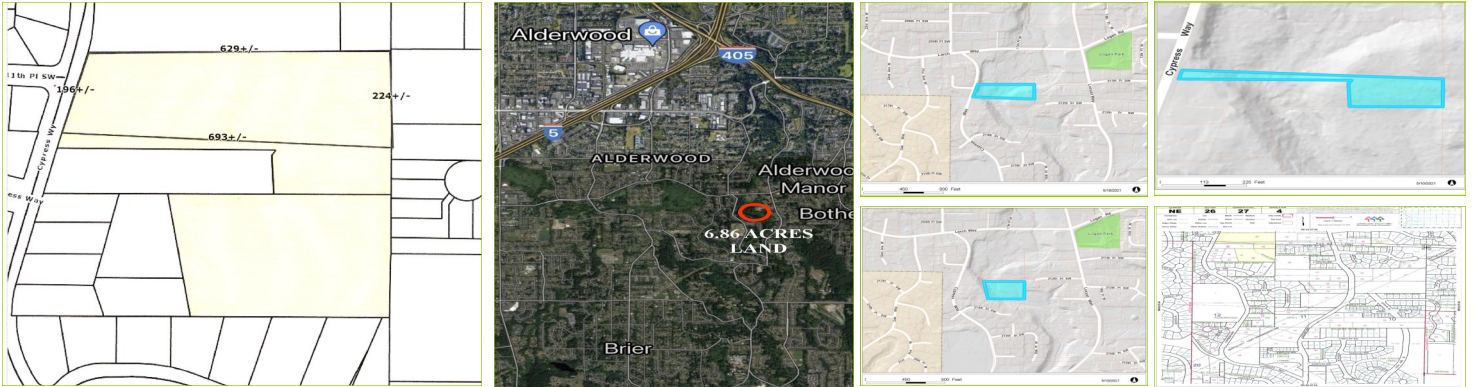


# Investment & Development Opportunity

## Alderwood Manor 6.83 Acres 3 Parcels Assemblages

### 212-xx Cypress Way Lynnwood WA 98036

*Exclusively Offer at* \$395,000 MLS# 2307799 CBA #33971079



## Exceptional Investment Development Opportunity

*Imagine.. Envisage... Lifetime Opportunity*

Exceptional Investment Development Opportunity In Popular Alderwood Manor, With Potential Territorial Views\* 6.86 Acres, ( 298,222 SF) Zoned County-R-8400, 3 Tax Parcels Assemblage. Alderwood Manor Located In Snohomish County Is One Of The Best Place To Live In Washington, And Offers Residents Dense Suburban Feels

*Imagine .. & Make Your Move .....*

- ◆ **Exceptional** 6.83 Acres (298,822 Sq Ft), Potential Territorial Views\* Zoned County-R-8400
- ◆ **3** Parcels Assemblages - **Parcel 1** #00373101101601-3.09 Acres (134,600 SF), **Parcel 3** #00373101101603-0.91 Acres (39,640 SF) & **Parcel 2** #00373101101502-2.86 Acres (124,582 SF)
- ◆ **3** Parcels SOLD Jointly Only ( \*Cannot Be Sold Singly, Estate Sale )
- ◆ **Potential For Possibly 35\* Short-plat Lots\*** (Note 35\*Shortplat Lots Strictly Based On Zoning, Without Consideration For Characteristic And Or Condition Of The Land. Buyer/s To Verify Independently Without Relying On This Statement. No Express Or Implied Warranty Offer)
- ◆ **Strategically Located** In Alderwood Manor, Lynnwood With Easy Access To 1-5 Freeways, Alderwood Mall, Shopping, Conveniences, Parks, Lake, Recreations & All Amenities
  - ◆ **Land Is An Estate Sale.** Raw, No Feasibility, Engineering Or Survey Report.
  - ◆ **Property Taxes 2024 :** \$484.31
  - ◆ **Map/Grid:** 455 – H/6.
- ◆ **Virtual Tour :** <https://www.moodyscre.com/marketplace/listing/64139ef01df3c50007f8d88e>

Information, Marketing Dossier, Are Reliable Not Warranted by Seller Or Listing Broker. Buyers Are Advised To Independently Verify All Information, Dossier To Own Satisfaction Without Relying On Any Available Documents Provided As Courtesy. RCW 18.86.12. Note 35\*Shortplat Lots Strictly Based On Zoning, Without Consideration For Characteristic And Or Condition Of The Land. Buyer/s & Buyer's Advisor To Verify Independently Without Relying On This Statement. No Express Or Implied Warranty Offer. Estate Sale SOLD AS IS WHERE IS. All Rights Reserved. E & O E Excepted

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**Chris K. Soon**

BA, HCM, CHA, CMP, ABR, CPIS, CMMS, CMRS, CMIS

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