

Old Town Mukilteo

CBRE

716 3rd St, Mukilteo, WA

6 APT UNITS + 2 COMMERCIAL SUITES • BUILT 2016

**Rare Mixed-Use Investment Opportunity
on Charming Mukilteo Waterfront**

EXCLUSIVELY LISTED BY THE **CBRE PNW MULTIFAMILY TEAM**

THE OFFERING

Rare Mixed-Use Investment Opportunity on Charming Mukilteo Waterfront

CBRE is pleased to introduce Old Town Mukilteo, a rare mixed-use investment opportunity built in 2016. The property features six large two-bedroom, two-bathroom residential units averaging 1,438 square feet, along with two fully occupied ground-floor retail suites averaging approximately 427 square feet. Designed more like high-end condominiums, the residential units include wood cabinetry, quartz and granite countertops, stainless steel appliances, in-unit washer and dryers, and a blend of hardwood, tile, and carpet flooring. **Each unit also offers a private deck with Puget Sound views, ample storage, and access to secure garage parking.**

Located steps from the Mukilteo Ferry Terminal in the heart of downtown, Old Town Mukilteo is one of only a handful of apartment properties in the area, with just one nearby trade since 2010. The walkable waterfront location offers immediate access to the Mukilteo Lighthouse and Beach Park, dining, hospitality, and recreational amenities.

Downtown Mukilteo is also well positioned near major North End employers including Boeing, Amazon Distribution, FedEx, and Comcast, making this a truly rare opportunity to own in a highly supply-constrained and desirable rental market.

Old Town Mukilteo

PROPERTY SUMMARY

Address 716 3rd Street, Mukilteo, WA

Price \$4,100,000

Units 6 Apts – 2 Commercial Suites

Year Built 2016

Buildings 1

Net Rentable Area 9,484 SF

Avg. Apt. Size 1,438 SF

Lot Size 8,277 SF

Parking 17

Zoning DB

Submarket Mukilteo



Investment Highlights



2016 Construction with Large Units



Heart of Downtown Mukilteo



Stunning Puget Sound Views



Walkable Waterfront Location



Proximate to Major Employers



Short Distance to Boeing & Paine Field



One of only 8 Apartment Buildings in Downtown



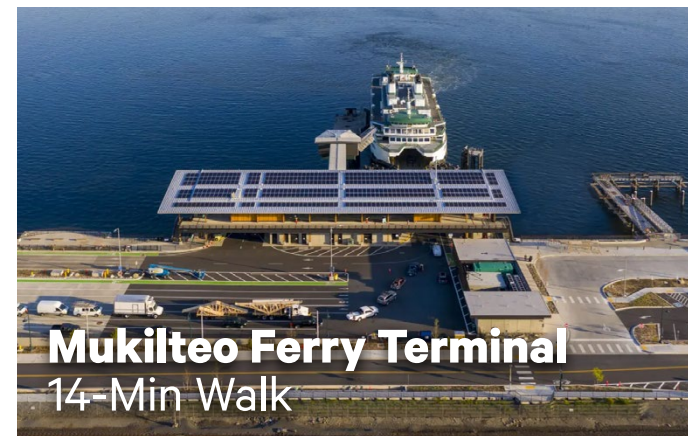
Only One Downtown Sale since 2010



Built to Condo Specifications



Thick, Soundproof Walls Between Units





BOEING

Major Production Facility
30K Jobs • 13-Min Drive

Distribution Center

amazon

Corporate Office

magnix

Corporate Office

TerraPower

Manufacturing Center

HEROUX DEVTEK



Bridge Point Industrial Park

478,134 SF



MUKILTEO FERRY TERMINAL

Mukilteo Train Station

Hook & Cleaver

Mukilteo Waterfront

Leavitt's
Since 1938



MUKILTEO LIGHTHOUSE

Old Town Mukilteo

Rosehill Community Center

Goat Trail Park

Japanese Gulch Hiking Trails & Dog Park

Olympic View Middle School

Mukilteo Elementary School

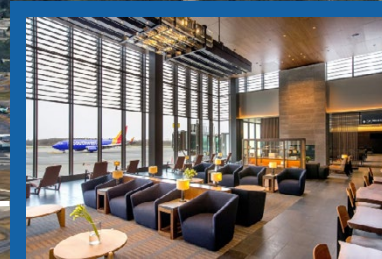
525

The Lodge Sports Grille

Patty's Eggnest

Mason Rock Hiking trail

QFC
Quality Food Centers



PAIN FIELD

Future Expansion • 10-Min Drive

THE HOME DEPOT
Dick's



Puget Sound

Image Landsat / Copernicus

Old Town Mukilteo

PNW MULTIFAMILY INVESTMENT SALES TEAM

Spencer Clark

First Vice President
+1 206 442 2764
spencer.clark@cbre.com

Peter Wright

First Vice President
+1 206 442 2735
peter.wright@cbre.com

Reed Hunter

First Vice President
+1 206 442 2713
reed.hunter@cbre.com

DEBT & STRUCTURED FINANCE

Josh Berde

Executive Vice President
+1 206 660 9456
josh.berde@cbre.com

Andrew Woertendyke

Associate Vice President
+1 605 212 0396
andrew.woertendyke@cbre.com

For more information, visit the website:

www.CBRE-OldTownMukilteo.com

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