

918 Citadel Dr

Flexible Commercial Opportunity | Owner-User or Investment



High-Visibility Location

Phil Dyer &
Jacqueline Kubitz

Confidentiality & Disclaimer

This Offering Memorandum has been prepared for informational purposes only to assist prospective purchasers in evaluating the property located at 918 Citadel Dr, Everson, WA 98247.

The information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty is made as to the accuracy or completeness of the information. Prospective purchasers are encouraged to conduct their own independent investigation and due diligence regarding the property. This document is confidential and intended solely for the recipient. It may not be reproduced or distributed without the written consent of the broker or property owner.

The owner reserves the right to modify pricing, terms, or withdraw the property from the market at any time without notice.



CONTACT US

Phil Dyer

360-739-9900

phil@phildyer.com

Jacqueline Kubitz,

206-886-1138

915-777-8222

jkubitz@getrealel Paso.com



TABLE OF CONTENTS

- 04 EXECUTIVE SUMMARY
- 05 LOCATION OVERVIEW
- 06 INVESTMENT HIGHLIGHTS
- 07 PROPERTY DETAILS
- 10 OFFERING GUIDENCE



EXECUTIVE SUMMARY

918 Citadel Dr presents a flexible commercial opportunity positioned for immediate use and long-term upside.

Located in a high-visibility corridor, the property benefits from strong accessibility, surrounding residential density, and continued area growth.

This asset is well-suited for owner-users seeking to control their operating environment, as well as investors looking for a strategically located property with leasing or future repositioning potential.

With limited comparable inventory in the area, 918 Citadel offers a rare combination of usability, location, and flexibility.

Key Highlights

- **High-visibility** location
- **Flexible** use potential
- **Owner-user or investment** opportunity
- **Strong** surrounding growth
- **Accessible** and well-positioned site

LOCATION OVERVIEW



918 Citadel is positioned within a well-established and growing area, benefiting from strong visibility, surrounding residential density, and accessible transportation routes. The property's location supports both immediate usability and long-term value, with continued development and demand in the surrounding corridor.

INVESTMENT HIGHLIGHTS

Strategically Positioned Asset with Immediate Utility and Long-Term Upside

High-Visibility Corridor Location

Positioned along Hannegan Rd with strong daily traffic counts and established surrounding development.

Adaptable Commercial Use Potential

Suitable for a variety of owner-user or investment scenarios with adaptability for multiple business types.

Immediate Usability

Suitable for a variety of owner-user or investment scenarios with adaptability for multiple business types.

Strong Surrounding Demographics

Located within a growing residential corridor supporting long-term demand and business sustainability.

Owner-User or Investment Opportunity

Ideal for users seeking control of their operating environment or investors targeting strategic repositioning.

Limited Comparable Inventory

Scarcity of similar assets in the area creates a competitive advantage and supports long-term value.

PROPERTY DETAILS

Flexible Mixed-Use Asset with Multiple Residential Living Areas

ADDRESS

918 Citadel Dr, Everson, WA

BULDING SIZE

5,213 SF

LOT SIZE

0.81 Acres (35,284 SF)

YEAR BUILT

2006

PROPERTY TYPE

Mixed-Use (Commercial + Residential Components)

ZONING

Small Town Commercial District

SHOP/OUTBUILDING

50' x 50' Detached Shop (3 Bays)
10' Garage Doors

PARKING

Ample On-Site Parking

RECENT UPDATES

New Roof (Building + Shop)
New Furnace

SITE FEATURES

Fully Fenced Lot

PROPERTY DETAILS

Flexible Mixed-Use Asset with Multiple Residential Living Areas

PROPERTY CONFIGURATION

The property was originally constructed as a residential structure and is currently configured to support multiple independent living areas.

The layout includes:

- A primary living area with full kitchen and living space
- Two additional private living areas with kitchen and bathroom components

The county is aware of the current configuration, and improvements were completed with permits.

PERMITTED USES

Zoning allows for a wide range of potential uses, including:

- Residential
- Office / Professional Services
- Retail & Service Businesses
- Barber / Beauty
- Furniture Repair / Crafting
- Schools / Daycare
- Churches / Fraternal Organizations
- Home-Based Businesses
- Vacation Rentals

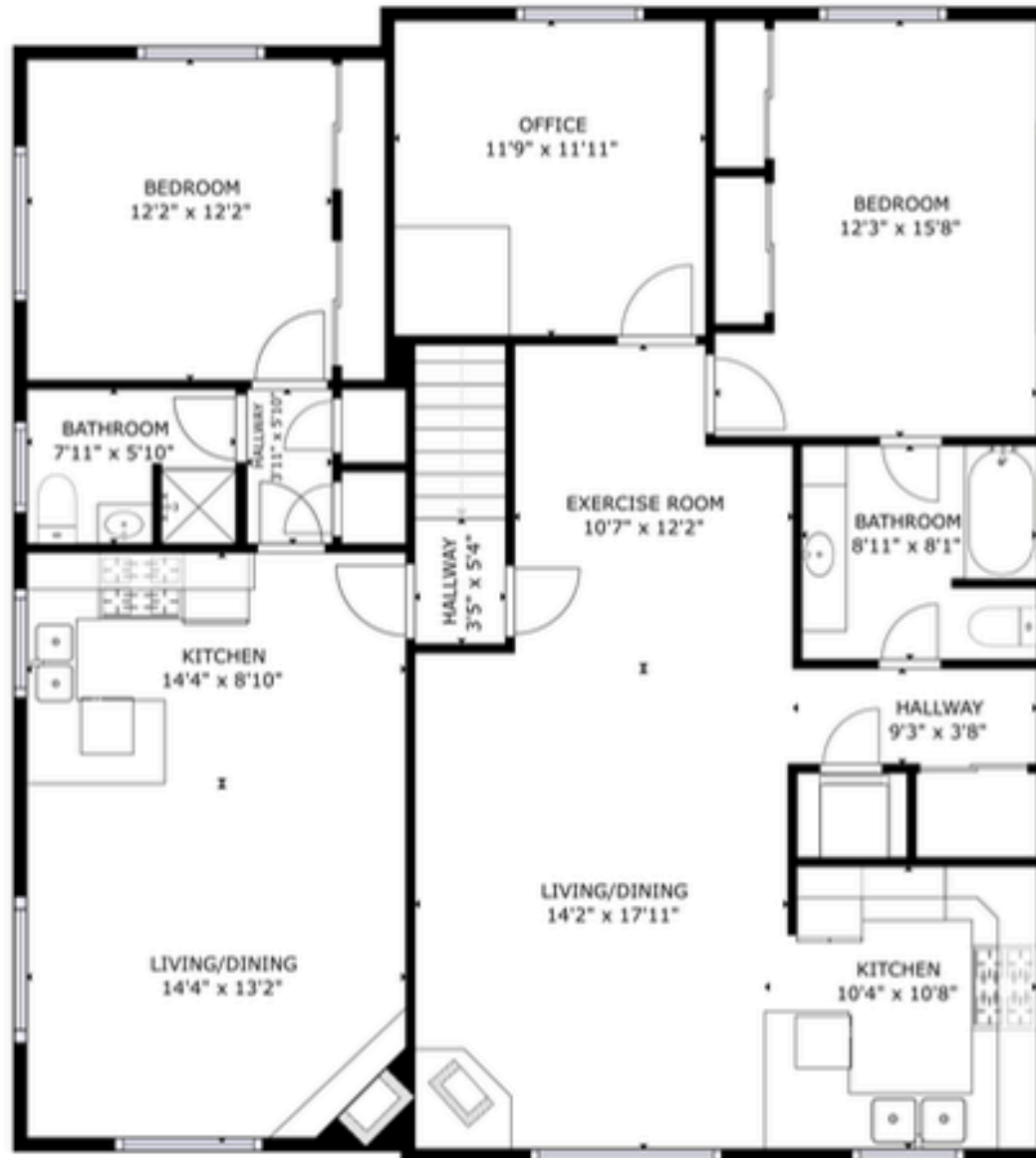
Additional conditional uses may also be permitted.

Use, zoning, and occupancy subject to buyer verification

PROPERTY DETAILS



PROPERTY DETAILS



OFFERING GUIDANCE

Strategically Priced Opportunity | Supported by Recent Appraisal

\$1,250,000

The property is offered at its appraised value, providing immediate credibility for both buyers and lenders. With over 5,200 SF, a detached 50' x 50' three-bay shop, and a flexible mixed-use configuration, this asset supports a variety of owner-user and investment scenarios.

The current layout includes multiple independent living areas, offering potential for multi-tenant use, live/work flexibility, or operational adaptability within the Small Town Commercial District.

OFFERING GUIDANCE

Strategically Priced Opportunity Supported by Recent Appraisal

MARKET POSITIONING

- Priced at recent appraised value, supporting financing and buyer confidence
- Flexible mixed-use asset with residential, commercial, and live/work potential
- Multiple independent living areas offering adaptability for various use types
- Detached 50' x 50' three-bay shop adds functional and operational value
- Positioned within Small Town Commercial zoning allowing a wide range of permitted uses

TERMS

- Seller open to conventional, commercial, or cash financing
- Seller may consider flexible closing timeline
- Property delivered as-is
- Buyer to verify all information independently

Assets offering this level of flexibility, scale, and zoning versatility are increasingly limited in the current market.