

# SALE

## HIGH VISIBILITY 1 ACRE COMMERCIAL CORNER

8224 172nd Street Southeast Snohomish, WA 98296



Sale Price

**\$650,000**

### OFFERING SUMMARY

Lot Size: 1.03 Acres

APN: 27051100401000

Zoning: CRC

### PROPERTY OVERVIEW

Situated on a prime corner lot along State Route 9, this 1.03-acre (approx. 44,867 SF) CRC-zoned parcel offers a strong development opportunity for an owner-user or investor — and with seller financing available, the path to ownership is even more attainable. The zoning allows for a wide range of uses including daycare, auto repair, church, retail, office, restaurant, veterinary clinic, and more. With power and water available at the property, permits and plans already in hand, and an average of 29,000 cars passing daily, the site is well positioned for a quick path to construction. Its placement on Hwy 9 and minutes from SR-522 gives it excellent visibility and access. This empty lot is ready for someone to bring their vision to life.

### PROPERTY HIGHLIGHTS

- Zoned CRC
- Versatile use
- Investment opportunity

**Josh Strok**  
(425) 949-6897  
josh@strokcre.com



**COLDWELL BANKER  
COMMERCIAL**  
DANFORTH

# SALE

## HIGH VISIBILITY 1 ACRE COMMERCIAL CORNER

8224 172nd Street Southeast Snohomish, WA 98296



**Josh Strok**  
(425) 949-6897  
josh@strokcre.com



**COLDWELL BANKER**  
**COMMERCIAL**  
DANFORTH

# SALE

## HIGH VISIBILITY 1 ACRE COMMERCIAL CORNER

8224 172nd Street Southeast Snohomish, WA 98296



**Josh Strok**  
(425) 949-6897  
josh@strokcre.com



**COLDWELL BANKER  
COMMERCIAL**  
DANFORTH