

LAURA HUNTINGTON
LISTING BROKER
PHONE: (425) 754 - 4518
LHUNTINGTON@WORKMANRES.COM

8706 206TH ST SE
SNOHOMISH, WA

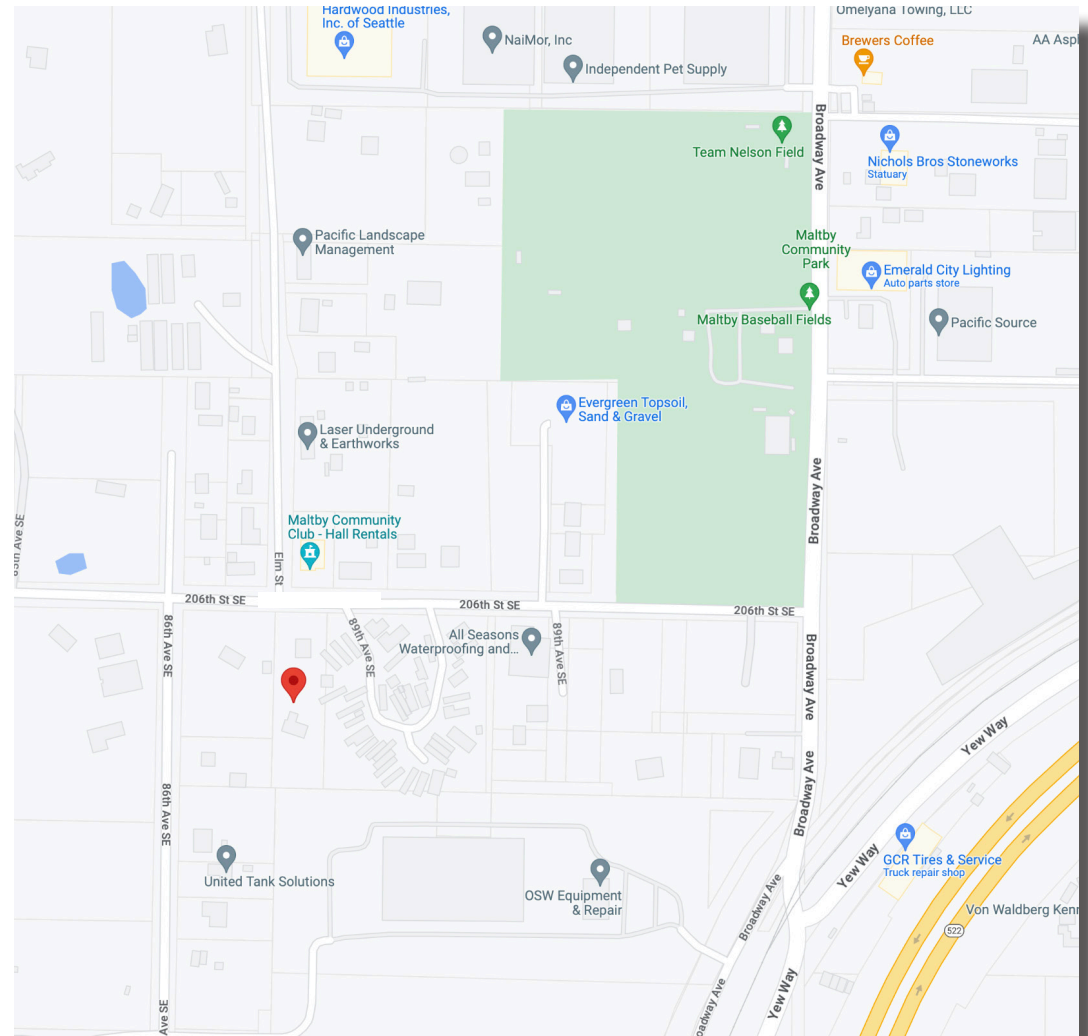
OFFERED FOR SALE NEW PRICE! \$950,000

MALTBY INDUSTRIAL PARK ZONE

- * APPROXIMATELY 1.07 ACRES WITH WATER, ELECTRICITY, SEPTIC, COMPACTED ROCK DRIVEWAY
- * OWNER INVESTED IN DEVELOPMENT CONCEPTS FOR OFFICE/SHOP/YARD AREA
- * TWO EXISTING BUILDING SHELLS ONSITE
- * STRATEGICALLY LOCATED CLOSE TO HWY 522 AND HWY 9

TOUR BY APPOINTMENT ONLY

PLEASE CALL FOR AN APPOINTMENT
LAURA HUNTINGTON, 425-754-4518



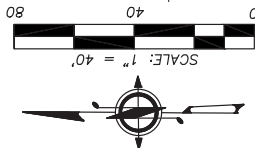
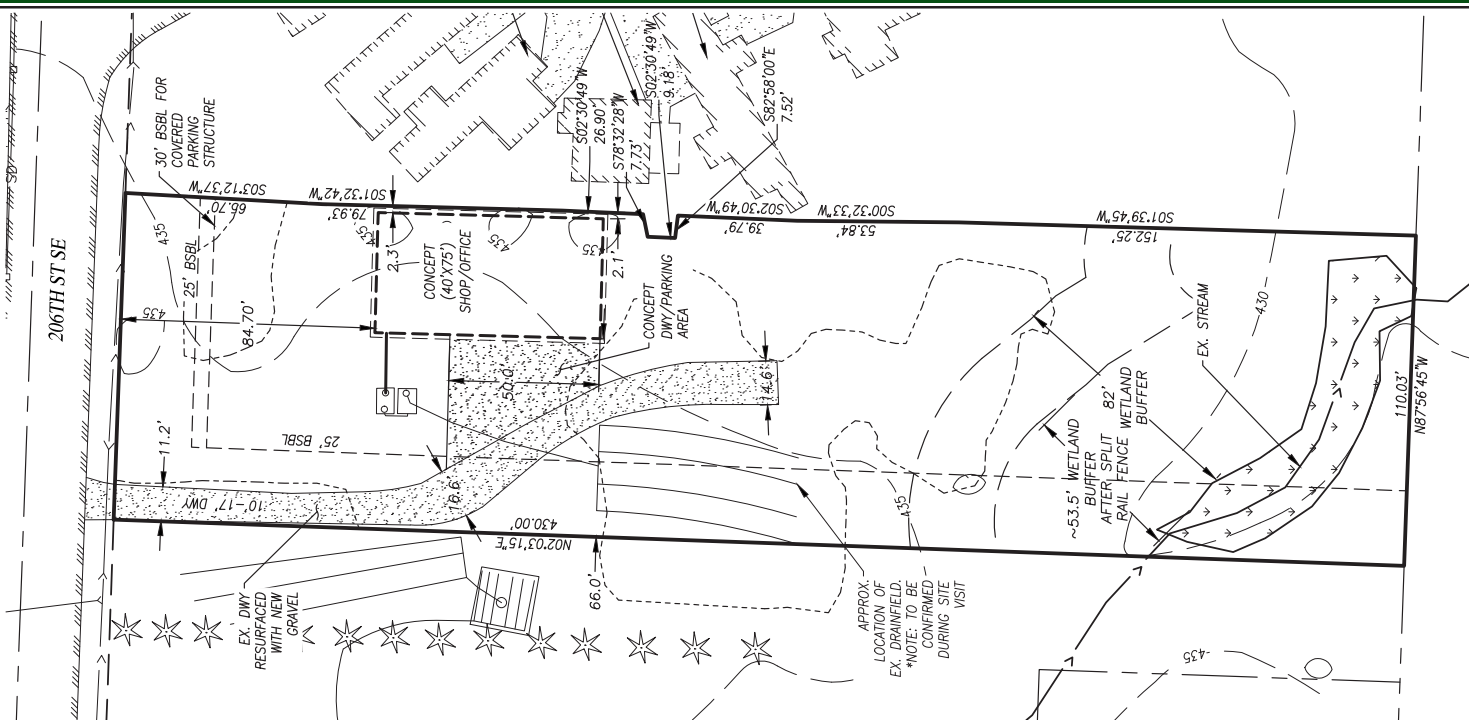
2 BUILDINGS:
Home/Office Building
Outbuilding with Yard Spaces

CBA #32574377

LOT SIZE:
1.07AC
46,597 SF



NE 1/4, SW 1/4, SEC.24, T.27N, R.05E, W.M.
SNOHOMISH COUNTY, WASHINGTON



PRELIMINARY

LOT COVERAGE CALCULATION

TOTAL PROPERTY AREA: 46,597 (1.070 AC)
MAXIMUM LOT COVERAGE ALLOWED:
50% OF NET AREA OR 23,299 SF.

DESIGNED BUILDING FOOTPRINT:
PROP. SHOP 3,354 SF. (7.20%)

HARDSCAPE AREA CALCULATION
TOTAL PROPERTY AREA: 46,597 (1.070 AC)

ON-SITE HARDSCAPE
PROP. DWY/PARKING 4,408 SF.
PROP. SHOP 3,354 SF.
TOTAL 7,762 SF.

TOTAL NEW/REPLACED HARDSCAPE: 7,762 SF.

DRAINFIELD NOTE

ACCORDING TO SNOHOMISH COUNTY HEALTH DISTRICT RECORDS THERE IS ONE KNOWN EXISTING DRAINFIELD WITHIN 100 FEET OF THE SITE, LOCATED APPROX. 2 FEET WEST OF THE WEST BOUNDARY LINE. THERE IS ONE DRAINFIELD LOCATED ON SITE LOCATED CENTRALLY.

CONTOUR & FEATURES NOTE

CONTOURS AND EXISTING STRUCTURES SHOWN BASED ON SNOHOMISH COUNTY PDS GIS MAPPING.

BOUNDARY LINE NOTE

BOUNDARY LINES ARE SHOWN BASED ON A RECORDED SURVEY CREATED BY MEND GILMAN, CIRCA MAY 2020 (4FN#2020051150001).

LEGAL DESCRIPTION

E 125FT OF W 345FT AS MEAS ALG N LN OF FDT BAP 1623FT N & 1128FT E OF SW COR OF SEC SD PT BEING THE INT OF E LN OF DATE ST & THE CTR OF CHICAGO AVE ASSHOWN ON PLAT OF TOWN OF YEW TH E ALG SD C/L OF CHICAGO AVE 620FT TH N 30FT TH E 100FT TH N 400FT TH W ALG S LN OF NEW YORK AVE 720FT TH S 430FT TO POB EXC W 180FT OF S 118FT THOF ALSO EXC TH PINHOFF DNF BEG NW COR PAR A BLA 08-110069 REC AFN 200909220293 & AMEND PER AFFIDAVIT OF CORR REC AFN 201004120086 TH S02 03 15W ALG W LN SD PAR A 430FT TO SW COR SD PAR A & C/L SD VAC CHICAGO AVE TH N8756 45W ALG SD C/L 14.97FT TH N01 39 45E 152.25FT TH N00 32 33E 53.84FT TH N02 30 49E 39.79FT TH N82 58 00W 7.52FT TH N02 30 49E 9.18FT TH N78 32 28E 7.73FT TH N02 30 49E 26.90FT TH N01 32 42E 79.93FT TH N03 12 37E 65.70FT TO S LN SD NEW YORK AVE (206TH AVE) AS SHOWN ON SD PLAT TH S87 56 45E ALG SD S LN 16.19FT TO POB PER BDL LN AGRMNT REC AFN 202006020559 & SURV REC AFN 202005115001 & OCD RECAFN 202005210608

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RESERVATIONS. SITUATED IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

OWNER OF INTEREST

ENGINEER/SURVEYOR
KENNETH GARMAN
WESTERN ENGINEERS & SURVEYORS, INC.
9740 EVERGREEN WAY
EVERETT, WA 98204
PHONE: (425) 356-2700
FAX: (425) 356-2708

CESSL (ON-CALL)/CONTACT

WESTERN ENGINEERS & SURVEYORS, INC.
TIMOTHY SARKELA, P.E.
9740 EVERGREEN WAY
EVERETT, WA 98204
PHONE: (425) 356-2700
FAX: (425) 356-2708

WESI
LAND USE
CONSULTANTS
(425) 356-2700

PLANNING • ENGINEERING • SURVEYING

* 9740 EVERGREEN WAY * EVERETT * WA * 98204 *
VISIT OUR WEBSITE AT: WWW.WESI.CO

TAX ACCOUNT NO.(S):

27052400303700

SITE ADDRESS:

8706 206TH ST SE
SNOHOMISH, WA 98296

PFN 21-

SITE PLAN FOR:
GARMAN SHOP
NE 1/4, SW 1/4, SEC.24, T.27N, R.05E, W.M.
SNOHOMISH COUNTY, WASHINGTON

| DRAWN BY | DATE | REV. | BY | DATE | PROJECT MANAGER | SCALE |
|-------------------|------------|----------|------------|-----------|-----------------|----------|
| NAT | 11/09/21 | 01 | NAT | 02/14/22 | T. SARKELA | 1" = 40' |
| DRAWING FILE NAME | CHECKED BY | FILE NO. | JOB NUMBER | SHEET NO. | TOTAL SHEETS | |
| 2021PERADPAC.DWG | TJC | | 20110501 | 1 OF 1 | | |

NE 1/4, SW 1/4, SEC.24, T.27N, R.05E, W.M.
SNOHOMISH COUNTY, WASHINGTON

SCALE: 1" = 40'
0 40 80

LOT COVERAGE CALCULATION
TOTAL PROPERTY AREA: 46,597 (1.070 AC)
MAXIMUM LOT COVERAGE ALLOWED:
50% OF NET AREA OR 23,299 SF.

DESIGNED BUILDING FOOTPRINT:
XBUILDING NAMEXX = XX,XXX SF. (XX,XX)

HARDSCAPE AREA CALCULATION
TOTAL PROPERTY AREA: 46,597 (1.070 AC)

| | |
|-------------------|-----------|
| ON-SITE HARDSCAPE | 2,463 SF. |
| EX. SHOP/OFFICE | 1,262 SF. |
| EX. SFR | 2,858 SF. |
| PROP. DWY | 2,964 SF. |
| PROP. SHOP | 9,547 SF. |
| TOTAL | |

TOTAL NEW/REPLACED HARDSCAPE: 5,822 SF.

PRELIMINARY

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STATED IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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EVERETT, WA 98204
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ZONING

INDUSTRIAL PARK

Western Engineers & Surveyors
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SURVEYORS • PLANNERS • ENGINEERS

LAND USE CONSULTANTS
CIVIL ENGINEERS • LAND SURVEYORS
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| 201859ABASE.DWG | TAS | 20-1859-A | 1 OF 1 | | | |