



Hartford Industrial Building Site

Lake Stevens, WA

**BUILDING SITE AVAILABLE!
SEE INSIDE FOR USES AND
LOCAL IMPROVEMENT
PROJECTS.**

**LISTED AT ONLY \$195,000!
BRING ALL OFFERS!**



HARTFORD INDUSTRIAL BUILDING SITE



Location:	Old Hartford Rd & 36 th Street NE Lake Stevens, WA 98258
Parcel ID:	004447-003-001-00
Approx Lot SF:	18,731 S.F. +/-
Approx Lot Acres:	0.43 ac
2022 Assessed Value:	\$175,300
2022 Taxes:	\$1,731.72/year
Topography:	Level
Wetlands:	None, Report from 2019
Zoning:	General Industrial City of Lake Stevens
Current Use:	Undeveloped Land

AVAILABLE FOR SALE – LISTED AT \$195,000!

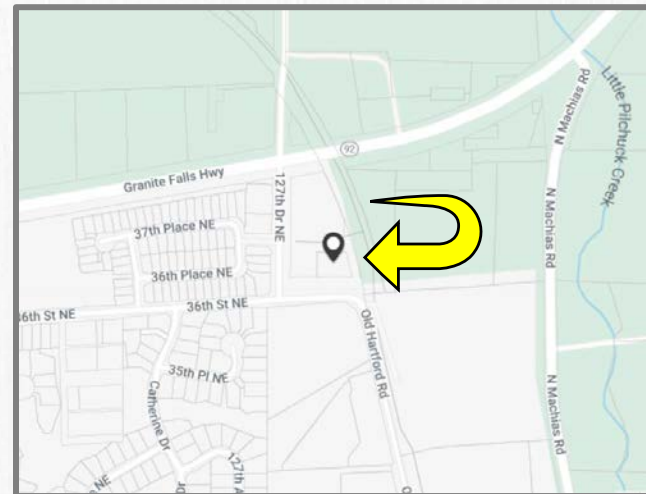
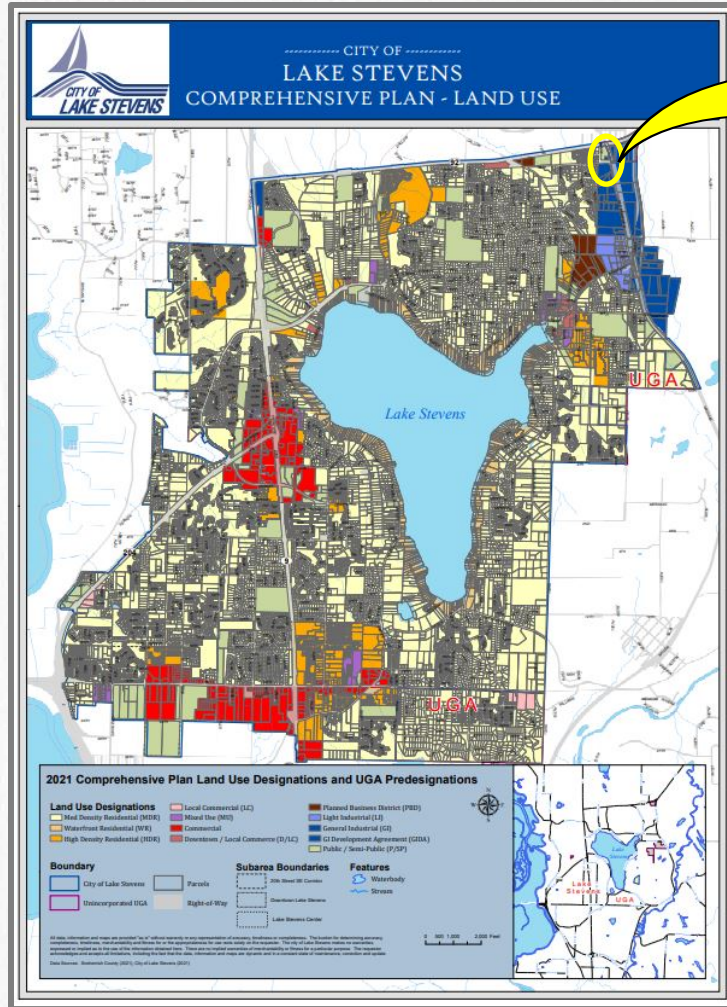
You won't find another property like this! Shy half acre building site strategically positioned to take advantage of industrial uses – retail or office – all possible with residential apartments above. This unique location lies just north of the Hartford PUD Substation - between the Centennial Trailhead & an older City decant facility – and in a potential high foot traffic location. Dead end for easy parking, loading/unloading, access, & truck turn around. Depending on development, this site has the potential to be discreet or utilize signage and become prominent! *No Wetlands* 2019 Determination Study Done! Capture this incredible opportunity!

LOCATION HIGHLIGHTS



1. **Dead-End.** Ideal for truck turn around and customer access.
2. **Old Hartford Rd.** Well-known location.
3. **36th Street NE.** Easy access to SR92/Granite Falls Hwy - less than 0.25 miles away!
4. **127th Dr NE.** Additional access point to SR92.
5. **Hartford PUD Substation.** Potential heavy power service across street.
6. **Old Decant Facility.** An older Lake Stevens city decant facility.
7. **Trailhead Parking & Centennial Trail.** Potential visibility & recognition with over 400,000 people annually.
8. **Industrial Development**
9. **Residential built in 2019.**

ZONING INFORMATION



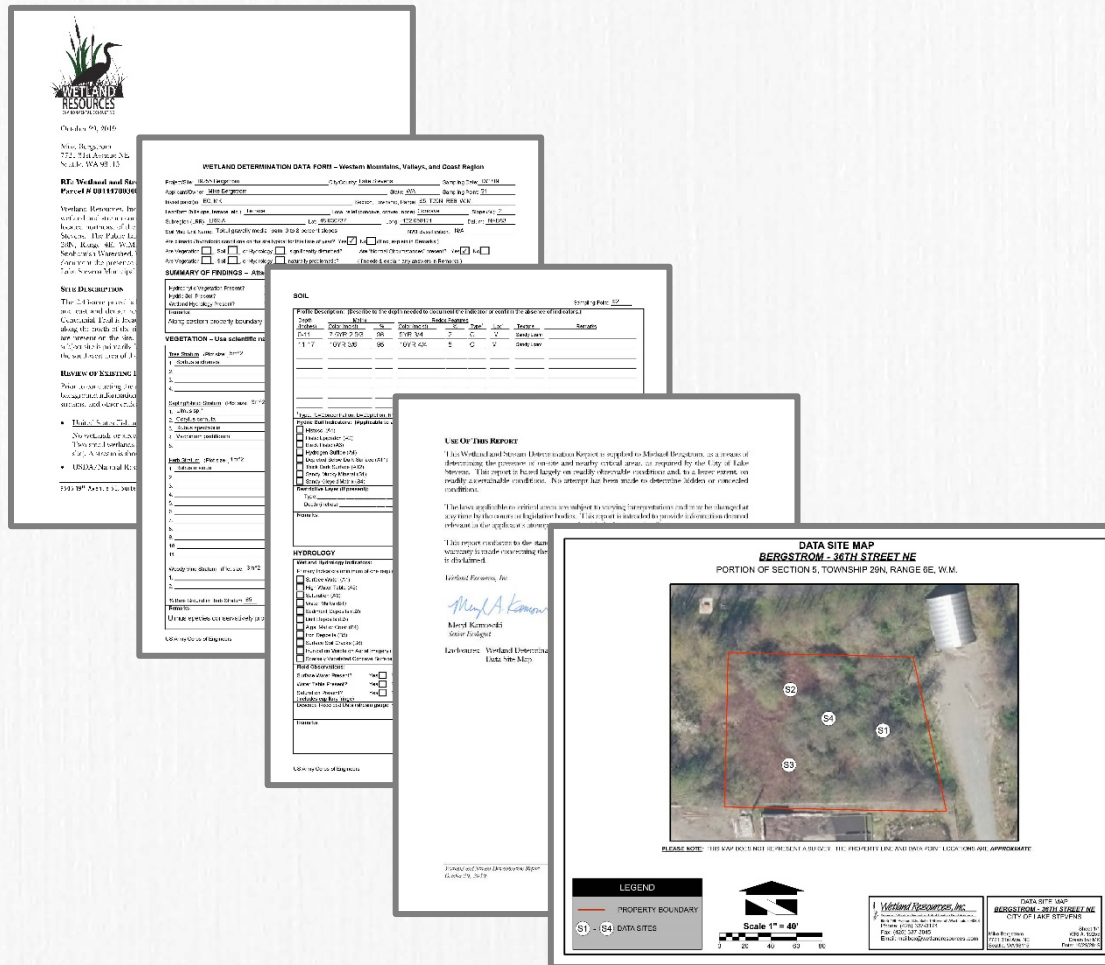
WETLAND DETERMINATION

Wetland Determination:

Wetland Resources
Environmental Consulting:

“There are no wetlands
or streams on or in the
immediate vicinity of the
site.”

~ Meryl Kamowski
Senior Ecologist
October 29, 2019

WETLAND DETERMINATION DATA FORM - Western Mountains, Valley, and Coast Region

PROJECT INFORMATION

Project Name: BERGSTROM 36TH STREET Date: 10/29/19

Client: City of Hartford Project No: 2019-001

Location: 36th Street, Hartford, CT

Project Description: Construction of a new building at the intersection of 36th Street and Hartford Avenue.

SUMMARY OF FINDINGS - Wetlands

Wetlands: None

Streams: None

SOIL

Soil	Moisture Regime	Hydrogic Group	Soil Series	Soil Code	Soil Name
11-7	U	U	U	U	U

VEGETATION - Use scientific names

Code	Code	Code	Code	Code	Code
1	2	3	4	5	6

HYDROLOGY

Water Table: None

Flow: None

USE OF THIS REPORT

This Wetland and Stream Determination Report is prepared for the City of Hartford, Connecticut. It is intended to provide information on the presence or absence of wetlands and streams on the property described in the report. It is not intended to provide information on the presence or absence of wetlands and streams on adjacent property. The data presented in this report are based on field observations and aerial photography. The data are not intended to be used for any other purpose. The data are not intended to be used for any other purpose. The data are not intended to be used for any other purpose.

DATA SITE MAP

BERGSTROM 36TH STREET NE

PORTION OF SECTION 5, TOWNSHIP 20N, RANGE 6E, W.M.

Map showing property boundaries and data sites (S1, S2, S3, S4, S5, S6, S7, S8, S9, S10, S11, S12, S13, S14, S15, S16, S17, S18, S19, S20, S21, S22, S23, S24, S25, S26, S27, S28, S29, S30, S31, S32, S33, S34, S35, S36, S37, S38, S39, S40, S41, S42, S43, S44, S45, S46, S47, S48, S49, S50, S51, S52, S53, S54, S55, S56, S57, S58, S59, S60, S61, S62, S63, S64, S65, S66, S67, S68, S69, S70, S71, S72, S73, S74, S75, S76, S77, S78, S79, S80, S81, S82, S83, S84, S85, S86, S87, S88, S89, S90, S91, S92, S93, S94, S95, S96, S97, S98, S99, S100).

LEGEND

PROPERTY BOUNDARY

S1 - DATA SITE

Scale 1" = 40'

Windermere Environmental Consulting, Inc.

BERGSTROM 36TH STREET NE
CITY OF HARTFORD, CT

AERIAL OVERVIEW



LAKE STEVENS GENERAL INDUSTRIAL PERMITTED USES

PERMITTED USES

MANUFACTURING/INDUSTRIAL	GENERAL SERVICES	RETAIL	OFFICE & PUBLIC SERVICES
Light manufacturing ⁹	Gas station	Outdoor retail displays accessory to a retail use	Conference center ³
Warehousing	Pet care, except vet and kennels	Marijuana retail ⁴	Offices (<4,000 sf floor area) ³
Heavy manufacturing ⁹	Kennel	Open-air markets	Cemeteries
Wineries, distilleries, and breweries	Automotive repair, not including car washes	Outdoor plant nurseries, commercial greenhouses, farm supply stores	Banks, including banks with drive-up windows ⁸
Salvage yards, junkyards, automobile graveyards, tow yards	Car washes	Wholesale	Fire stations, police stations, ambulance services, rescue squads
Soil processing	Crematorium	Vehicle sales, new and used	Utility facilities
	Funeral homes	Mobile home sales	Bus stations, train stations, park and rides
	Dry-cleaning, laundry services	Mobile food vending units (food trucks, etc)	Apartment(s) above permitted nonresidential use
	Heavy equipment rental	Mobile sales and delivery	Post offices
	Miscellaneous repair	Catering	
	Automobile rental	Restaurants	
	Miscellaneous equipment rental		
	Automobile parking		

LAKE STEVENS GENERAL INDUSTRIAL ADMINISTRATIVE & CONDITIONAL USES

ADMINISTRATIVE USES

Retail, Food Services, Leisure	Office & Healthcare	Misc & Other Uses
Bars, taverns, wine bars	Offices, business or professional, medium scale (>4,001 sf floor area) ³	Marijuana processing/production
Indoor amusement or recreation facility	Medical, dental or other healthcare clinic	Mobile/manufactured home or apartment used for watchman
Outdoor amusement, recreation, athletic, or exercise facility		Public parks and playgrounds
Automobile and motorcycle racing tracks		Nature parks, preserves
Horseback riding or stable		
Indoor athletic and exercise facility		
Movie theatres or other indoor theaters		
Public places of adult entertainment		
Retail, small/medium scale (<10,000 sf floor area)		
Retail, large scale (>10,001 sf floor area)		
Personal storage facilities ⁵		

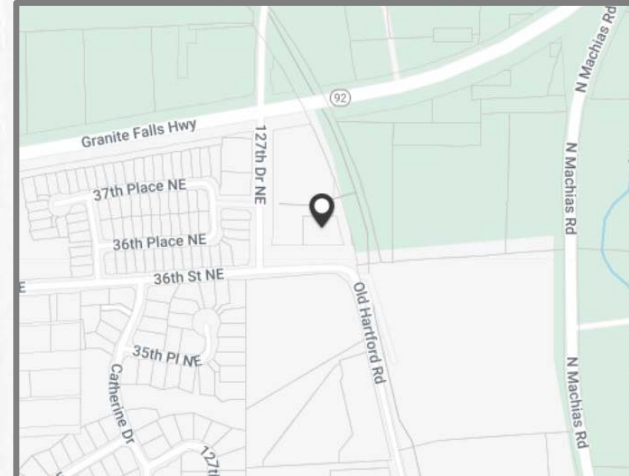
CONDITIONAL

Essential & Government Uses
Colleges and universities
Airports
Solid waste transfer stations, recycling centers, sanitary landfills
Civil defense operations
Military reserve, National Guard centers
Penal and correctional facilities, work release, pre-release, or similar facilities
Secure community transition facilities

PROPERTY PHOTOS



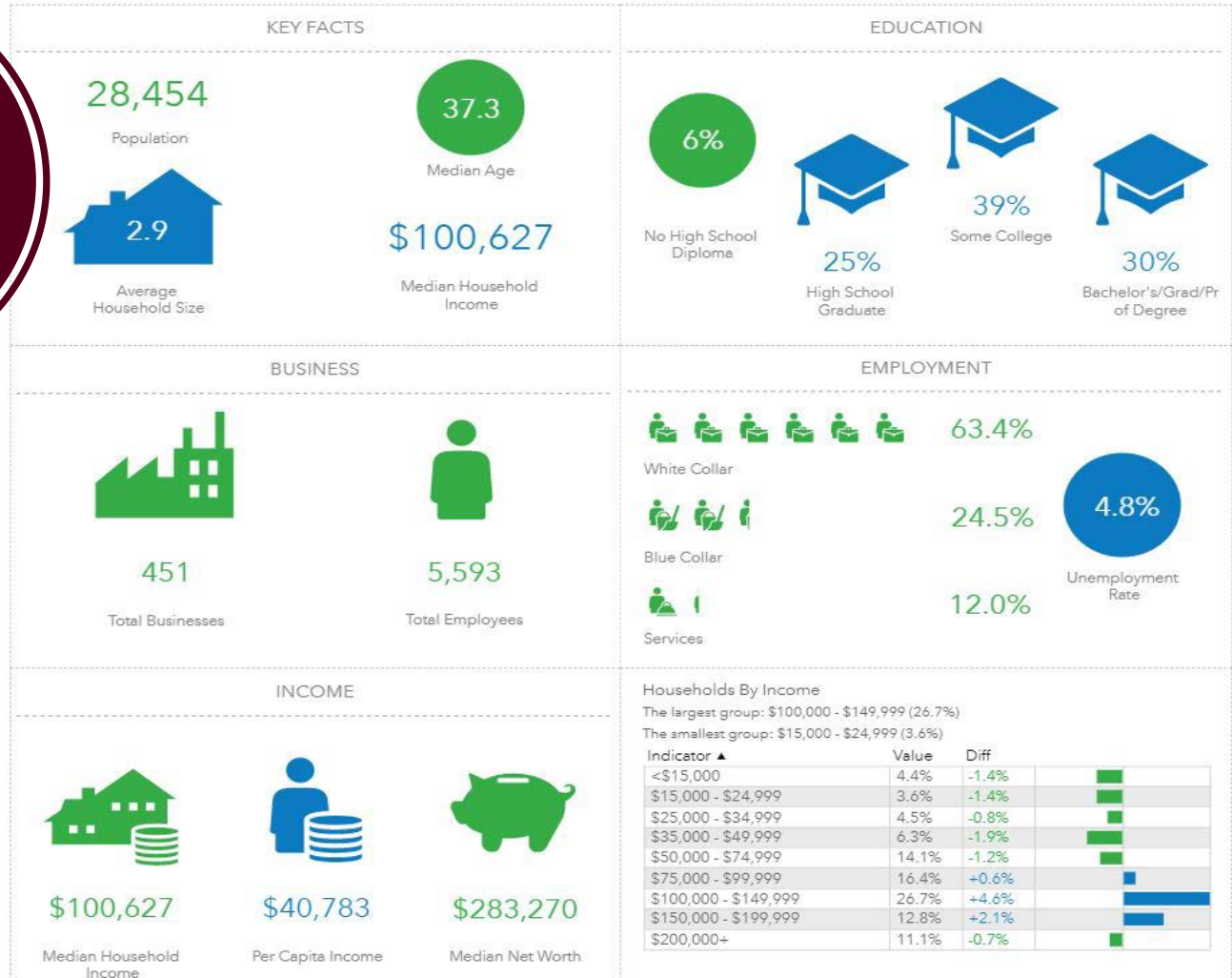
PROPERTY PHOTOS



DEMOGRAPHICS

Key Facts 3 Mile Radius

Population	28,454
Households	9,973
Median Age	37.3
Owner Occupied	76.1%
Renter Occupied	21.0%
Vacant Housing	2.9%
Med HH Income	\$100,627
Avg HH Income	\$117,020
Med House Value	\$462,598
Avg House Value	\$571,293





FOR ADDITIONAL INFORMATION, PLEASE CONTACT:



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