



PROPERTY FOR SALE

2118 19TH STREET, EVERETT WA

LOT SIZE 9,148 SF | 0.21 ACRES



Priced at

\$1,050,000.00



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Property Highlights

DO NOT CONTACT TENANTS

- 3 Lot Parcel
- Lot Size 9,148 SF / 0.21 Acres
- Total Building Size approx. 3,290 SF
- Retail Center with approx. 1,176 SF Residential Dwelling on one lot.
- Zoned Mixed Use
- Zero vacancies and all retail leases are well below market rate.
- Near main intersection in Downtown Everett with easy access to I-5

This is an excellent opportunity for investors to own an income generating property. Increase your income by bringing the building to market-rate rents.





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SUBJECT PROPERTY



- Gross Income: \$63,292.68
- Approx. Annual Expenses: \$3499.74
- NOI: \$59,792.94
- CAP Rate: 5.7 %
- Parcel Number: 00437938403000
- 2022 Property Taxes: \$5,868.44

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Rent Roll

2118 19TH ST		
Tenant	Lease Type	Current Monthly Rent
Sheer Perfection (4/30/25)	NNN	\$1,500.00
Sheer Perfection (4/30/25)	NNN	\$875.00
Thai Mana (4/30/26)	NNN	\$775.00
Carnation Message	NNN	\$624.39
McDougal Residence	Gross Lease	\$1,500.00
Monthly Income		\$5,274.39
Yearly Income		\$63,292.68





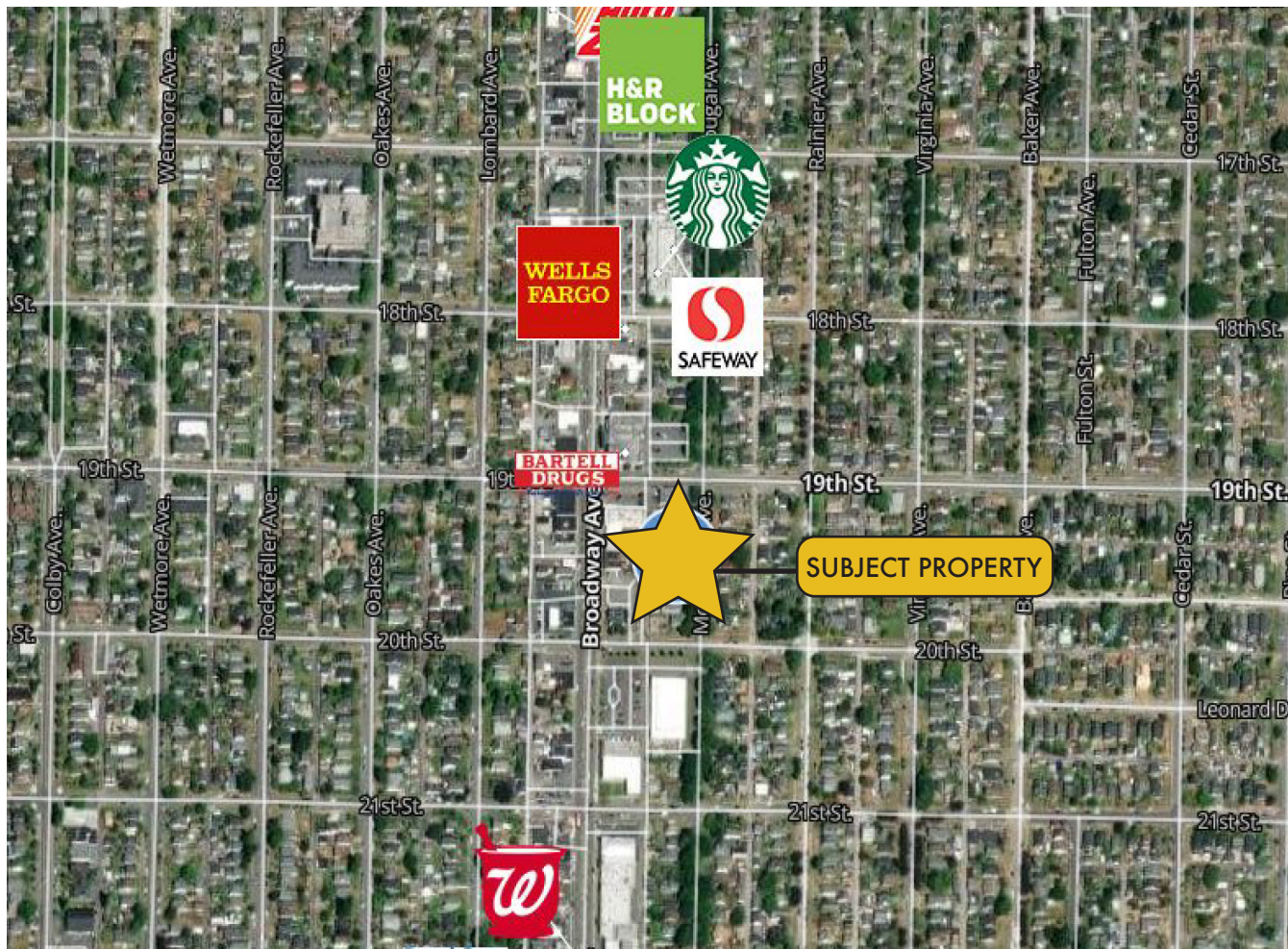
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Nearby Retailers



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