

FOR SALE - INVESTOR/USER OPPORTUNITY

PRICE REDUCED!



Former Warm Beach Fire Station 18826-18902 Marine Dr., Stanwood, WA

Unique opportunity to purchase the former Warm Beach Fire Station property. The offering consists of two buildings – the Fire Station and an adjacent warehouse/maintenance facility, on a shy acre of commercially zoned land. Remodeled in 2008, the Fire Station features 4 service bays with oversized roll-up doors as well as 1,200 sf of offices upstairs which open up to a rooftop patio area. The 4-bay warehouse building has 700 sf of adjoining office space and a large mezzanine for storage. Tons of parking, completely fenced, and just minutes to Stanwood or Smokey Point.

QUICK FACTS:

Building areas:

Fire Station:	3,480 sf
Warehouse:	3,526 sf
Land area:	42,253 sf
Zoning:	Rural Business
Sales Price:	\$695,000
NOI:	\$50,410
Cap Rate:	7.25%



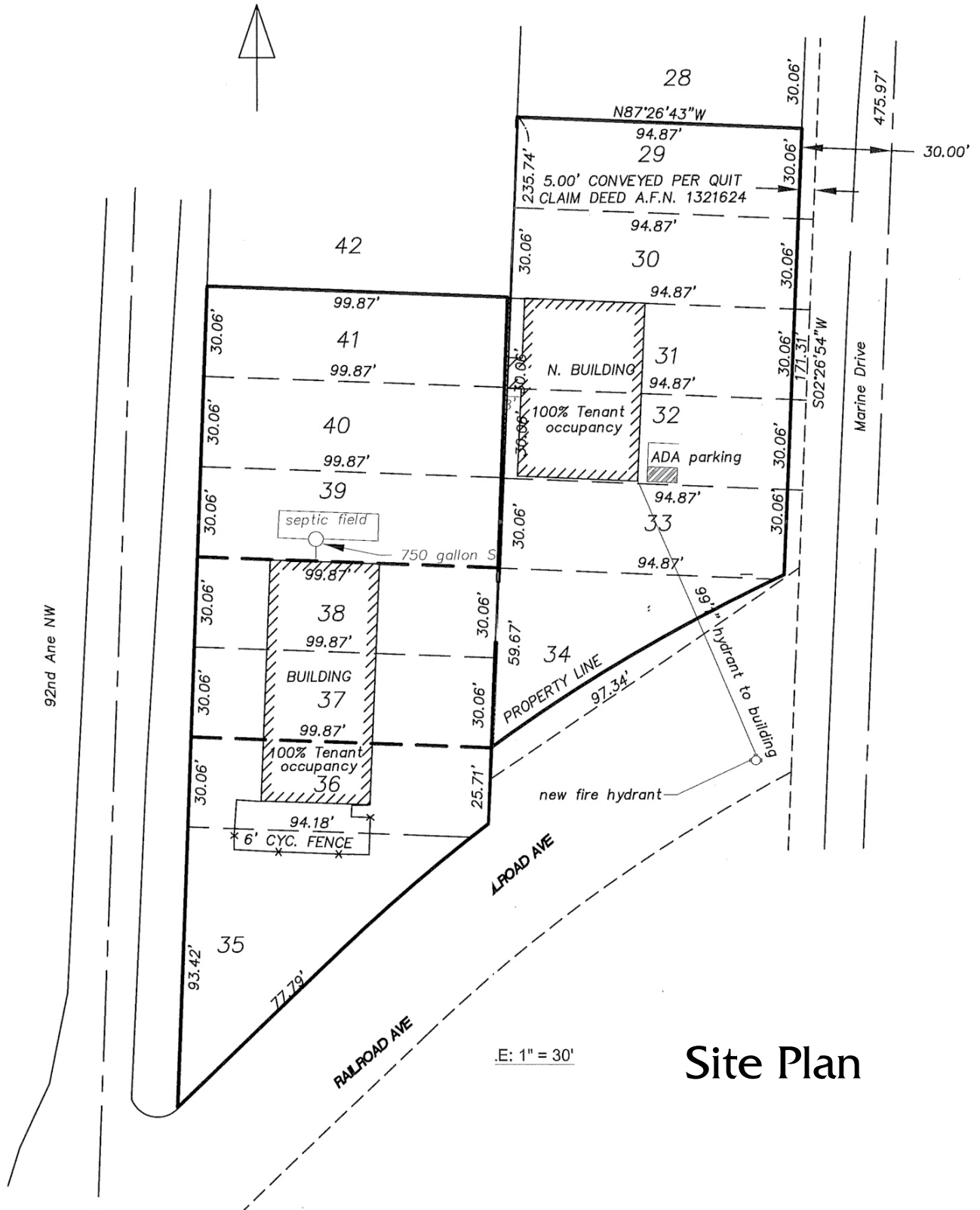
RAMALEY PROPERTIES, INC.

Mark Ramaley • P: 360-629-9300 • C: 206-818-2707 • mark@ramaleyproperties.com

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Former Warm Beach Fire Station

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Site Plan

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Former Warm Beach Fire Station

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PROPERTY INFORMATION

Address: 18826-18902 Marine Drive,
Stanwood, WA 98292

**Parcel
Numbers:** 394402002900
394402003500
394402003700
394402003900

Building Area: **18826 (Warehouse):** 3,526 sf,
incl. 700 sf mezz. & 700 sf office;
18902 (Fire Station): 3,480 sf,
incl. 1,200 sf office

Land Area: Approximately 42,253 sf

Zoning: Rural Business (RB) in Snohomish County.
Permits wide range of retail, commercial
and light industry.

Year Built: **Warehouse** – 1975
Fire Station – 1963, remodeled 2008

Yard: Fully fenced and gated, ample parking and
yard area.

Occupancy: Buildings are occupied with
year-to-year leases. Current gross
income is \$5,300/month.

Construction: **Warehouse** – Frame
Fire Station – Concrete block and frame

Roof: **Warehouse:** Torchdown, in good condition.
30 year walkable asphalt roof.
Fire Station: Membrane and shingles

Utilities: **Water:** Warm Beach Water Association
Power: Snohomish County PUD
Sewer: Private commercial septic

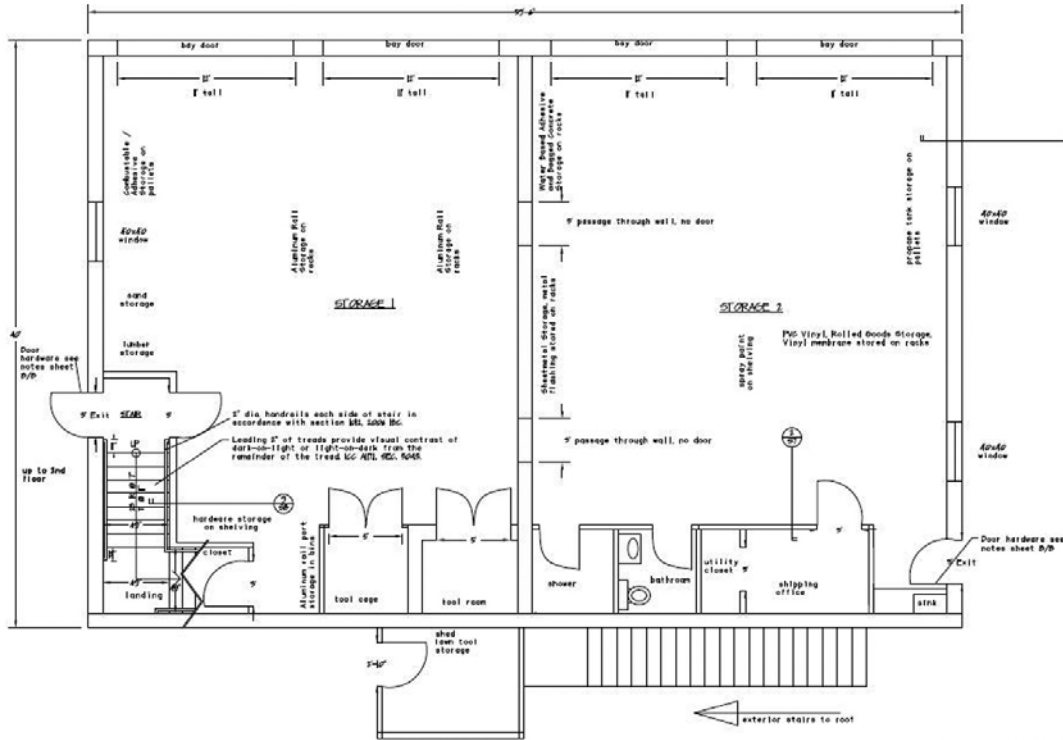


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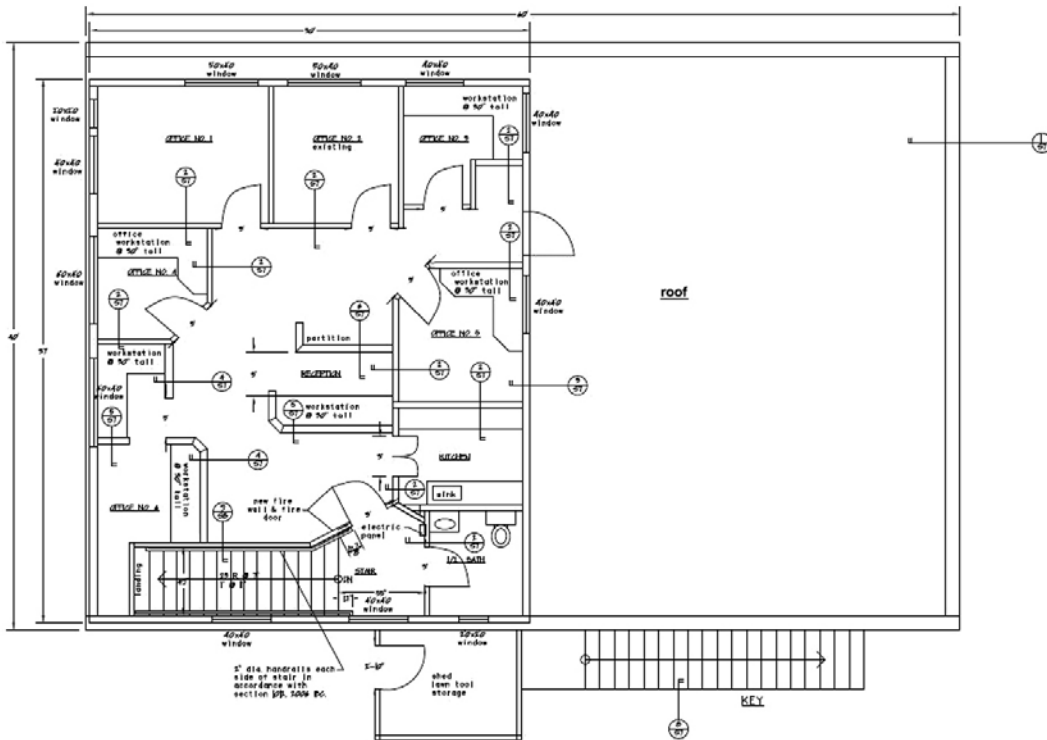
Former Warm Beach Fire Station

18826-18902 Marine Dr., Stanwood, WA



Fire Station Floor Plans

1
S1 L1 FLOOR PLAN
3/16/10



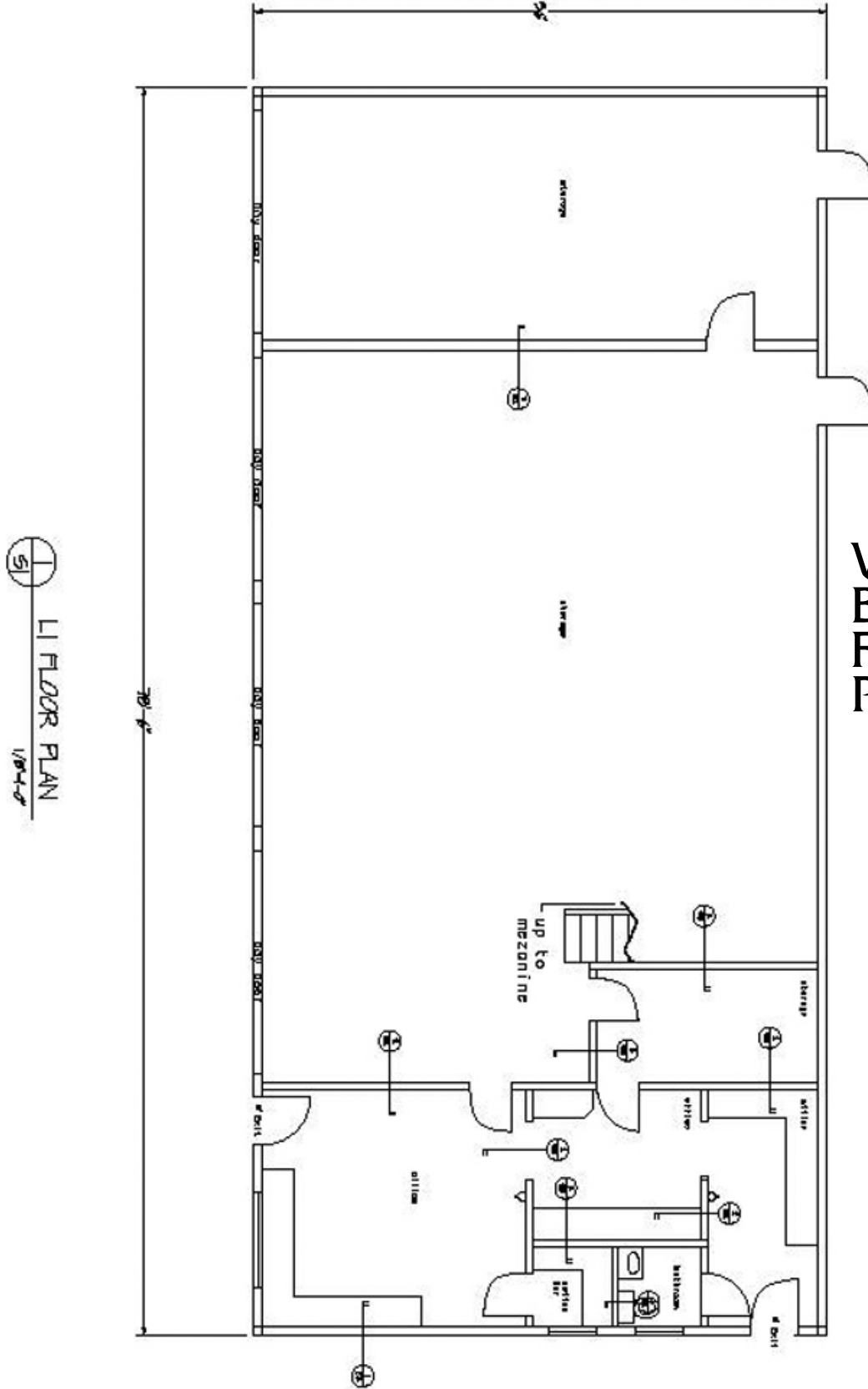
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S2 L2 FLOOR PLAN
3/16/10

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Warehouse Building Floor Plan

51
L1 FLOOR PLAN
1/8/18

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