COMMERCIALLY ZONED OPPORTUNITY IN BOTHELL

FOR SALE

507 240TH ST SE | BOTHELL, WA 98021

BOTHELL COMMERCIAL OPPORTUNITY - ZONED FOR MULTIPLE USES!

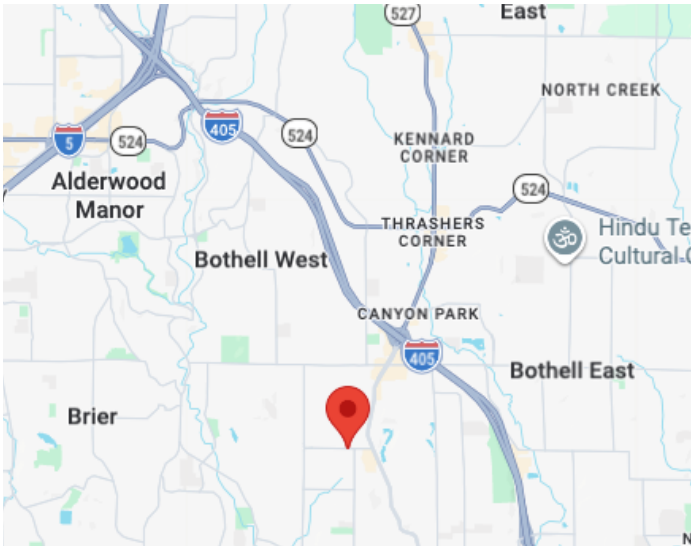
SALE PRICE: $1,725,000



Property Highlights

- **Total Size:** 32,671 SF (0.77 Acres)
- **Existing Improvements:** ±1,000 SF residence & 1,200 SF detached shop
- **Zoning:** R-AC, OP, CB, MU-C; City of Bothell, Midtown Area

Situated just 2 blocks from Safeway and under 2 minutes from highway access, this property is well-positioned to serve as an excellent live/work opportunity or retained as a cash-flowing investment hold for future redevelopment. With the Bothell market's increasingly limited land supply and numerous redevelopment possibilities this offering represents a strong long-term investment opportunity.



NEIL WALTER COMPANY

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Drive Times and Distances to:

- Downtown Bothell: 5 mins (1.75 miles)
- Woodinville: 14 mins (4.5 miles)
- Bellevue: 25 mins (13.5 miles)
- Seattle: 30 mins (16 miles)
- Seatac: 45 mins (28.5 miles)

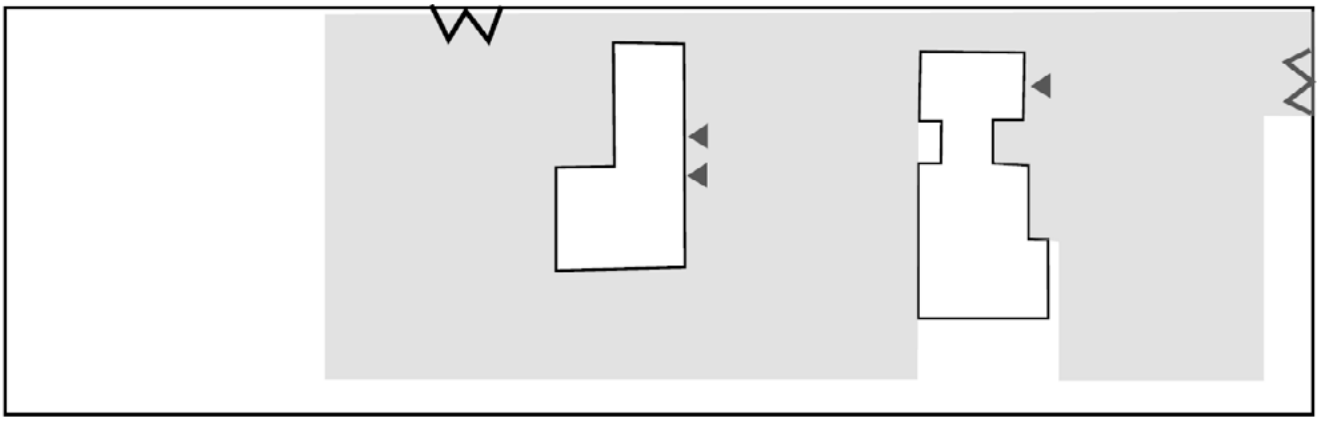
Key Metrics:

- +$160k annual income in submarket with high education
- Significant infrastructure projects in surroundings
- Thriving tech and biotech sector creating jobs
- Over 300,000 households within 5 miles





Hypothetical Site Plan (Additional ingress/egress permitted from 6th Ave SE)



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