



## Prime Development Site!

2.73 Acres!

12321 20th St NE , Lake Stevens WA 98258

MLS:1842866    PRICE:\$5,250,000.00

**Lot Size:** 118919

### PROPERTY DESCRIPTION:

Prime development location. Located in the heart of downtown Lake Stevens. Very rare offering. Largest unbuilt group of properties available in the downtown core. Total of 5 tax parcels. Total lot square footage is 118,919 or 2.73 of an acre. Highly desirable A corner. Traffic pattern and visibility is extremely beneficial. Zoning is Central Business District (CBD). This zoning allows for a variety of uses. Highest and best use may prove to be residential apartment/condominiums with commercial on the main. This zoning allows for a commercial and residential applications. Possible to go 65' high. Buyer to verify all information and do all feasibility work. Presently an espresso stand on property corner (owner occupied) and one rental house.

[VIEW PDF](#)

[SEND TO CLIENTS](#)

[VIRTUAL TOUR](#)

**Stuart Steadman**  
Keller Williams Puget Sound  
Phone: 206.409.4220  
Mobile: 206.409.4220  
[stuartsteadman@aol.com](mailto:stuartsteadman@aol.com)  
[My Website](#)



All information deemed reliable but not guaranteed.