



STATE OF WASHINGTON  
DEPARTMENT OF ENTERPRISE SERVICES  
*1500 Jefferson Street SE, Olympia, WA 98501*

STATE OF WASHINGTON SURPLUS PROPERTY  
BULLETIN

Project #21-08-017  
State of Washington, the Everett Community College  
Everett, Washington

**Posting Date: 09-28-2022**

Notice is hereby given that **2333 Seaway Blvd, Everett WA.**, state government property has been determined to be surplus to the needs of the State and is available for acquisition:

The property consists of: Snohomish County Assessor's Tax Parcels #28040200300700

A map is attached showing the location of the property.

Pursuant to RCW 43.82.010 (1) The Department of Enterprise Services (DES), acting on behalf of the Everett Community College, is seeking solicitations for the property referenced above, at fair market value. This solicitation has been offered to the parties shown below, without interest resulting in a sale. As outlined in 42.82, this solicitation is now being transitioned to the general public.

- a. Any other State Agency, Board or Commission
- b. The County in which the real property is situated
- c. The City in which the real property is situated
- d. Any other municipal corporation or special purpose district in which the real property is situated
- e. Any federal agency operating within the State; and
- f. A federally recognized Indian Tribe within whose reservation boundary the property is located or abuts.

Acting on behalf of the Everett Community College (EVC), the Department of Enterprise Services, (DES) has declared its interest in the property described below as surplus to its needs and is soliciting for the sale of the property. DES has the responsibility to dispose of this property for a minimum of fair market value, which has been established as follows:

**Address:**  
2333 Seaway Blvd. Everett, WA

**Fair Market Value:**  
\$6,770,000.00

**Property Description:**

The property includes 5.16 acres of land with a 26,426 square foot, 2 story, commercial class building, built by the college in 1986 with local funds. Address: 2333 Seaway Blvd, Everett, WA.

Please see the attached legal description:

The property is zoned: Commercial

**Property is currently Occupied**

Jim Hickman, Acquisition and Disposal Specialist  
Department of Enterprise Services  
Real Estate Services  
PO Box 41468  
Olympia, WA 98504-1468  
Email: [jim.hickman@des.wa.gov](mailto:jim.hickman@des.wa.gov)  
Cell: 360-701-0749

Interested parties should provide a detailed proposal to the State (at the contact information shown above) for consideration.

In the case of multiple purchase options, DES in consultation with the college, will determine which, if any proposal provides the best value for the State. DES shall negotiate the terms and conditions. DES, acting on behalf of the Everett Community College, reserves the right, at any time, and in its sole judgment, to reject any or all proposals resulting from this notification.

The State will only consider proposals from purchasers using Purchase and Sales Agreements the Office of the Attorney General approves, further this transaction must be reviewed and approved by same.

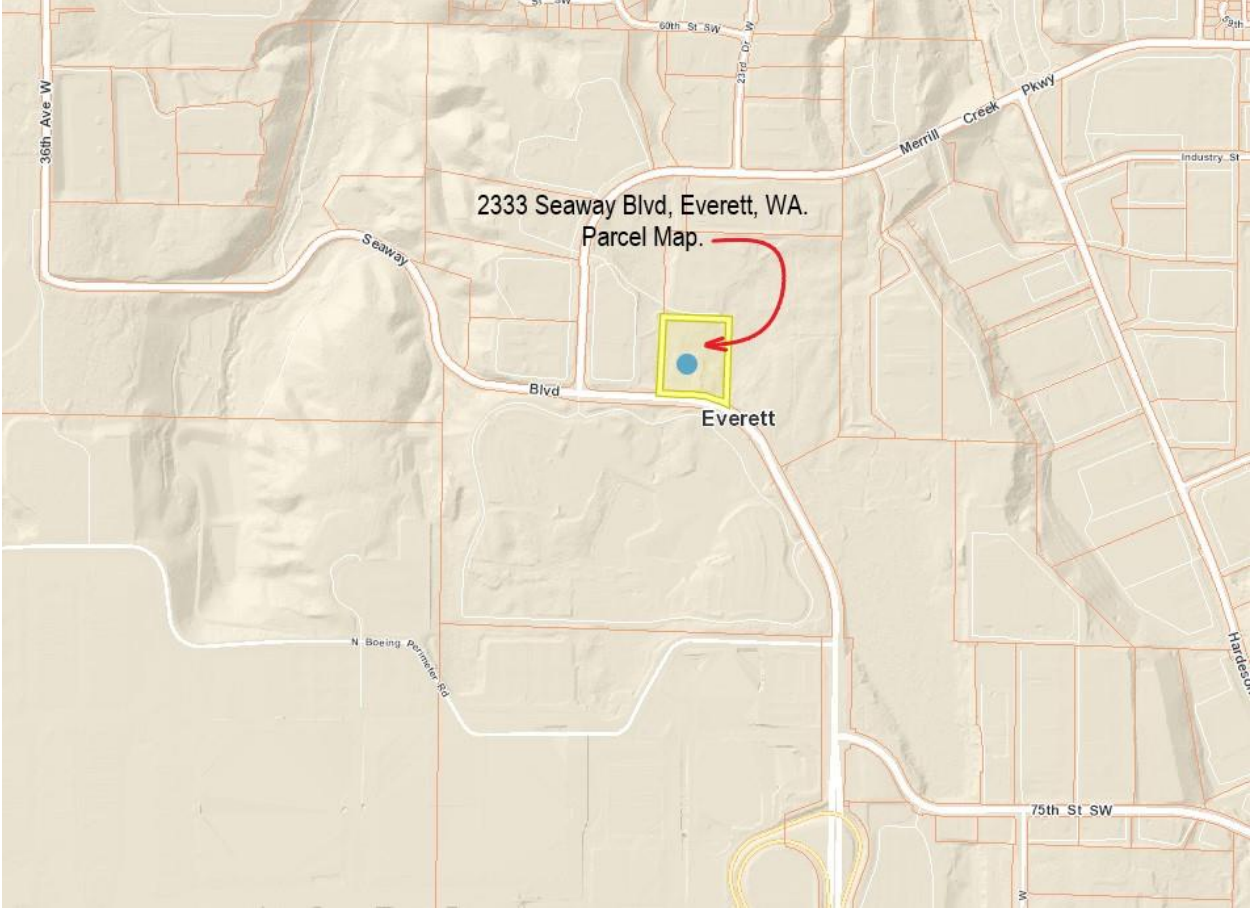
A buyer's Agency, as compensation for finding a Buyer that is ready, willing, and able to purchase the Property upon the terms and conditions mentioned herein or at any price or terms acceptable to the Seller, shall receive a percentage based on the sales price, as stated in the purchase contract between the Buyer and Seller, in the amount of one percent (1%) ("Commission"). The Commission is due and payable at closing by the Seller and will be paid on the base sales price minus seller concessions, if any. This compensation will be advertised as an offer of compensation to the Buyer Broker in all advertisements of subject property to the effect of: "Disclosure: The Selling Offeror offers the following compensation to buyer brokers or buyers upon a successful closing of the transaction: 1%."

Buyer's Agency is not authorized to receive any other forms of compensation other than the one commission or flat fee described above. Agency shall not engage in a dual agency or multiple representation arrangements.

**Legal Description**

SEC 02 TWP 28 RGE 04TH PTN SE1/4 SW1/4 DAF COM AT S 1/4 COR SD  
SEC 2 TH S62\*30 00W 434.33FT TH N27\*30 00W 162.74FT TO BEG OF A  
CRV TO L HAVG RAD OF 640FT TH NWLY ALG SD CRV TO L THRU C/A  
OF 38\*2117 AN ARC DIST 428.43FT TO TPB TH CONT ALG ARC OF SD  
CRV TO L THRU C/A OF 21\*3843 AN ARC DIST 241.78FT TAP OF TANG  
TH N87\*30 00W DIST 198.93FT TH N02\*30 00E DIST 500FT TH S87\*30 00E  
DIST 435FT TAP WH BEARS N02\*30 00E OF TPB TH S02\*30 00W DIST  
545.13FT TO TPB AKA LOT 1 OF B.S.P. NO 2-85 PER AF 8508015002 V 1  
PG 33 BEING PTN SE1/4 SW1/4

Parcel Map



Neighborhood  
Map

