

SALE

ICONIC MARYSVILLE TAVERN WITH PARKING PARCEL

204 State Ave Marysville, WA 98270



Sale Price **\$420,000**

OFFERING SUMMARY

Building Size: 2,064 SF

Lot Size: 0.05 Acres

Year Built: 1913

Building Parcel: 00551100200803
Parking Parcel: 00551100201002

DEMOGRAPHICS

Total Households

0.3 MILES

246

0.5 MILES

661

1 MILE

2,424

Total Population

639

1,708

6,167

Average HH Income

\$93,838

\$92,269

\$87,160

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SALE ICONIC MARYSVILLE TAVERN WITH PARKING PARCEL

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PROPERTY DESCRIPTION

One of Marysville's most recognizable commercial landmarks. Established in 1918, the historic Kuhnle's Tavern served the community for more than a century before closing in 2024. This rare offering includes the tavern building and a separate rear parking parcel, providing valuable off-street parking in the heart of downtown.

Rich in character and history, the tavern retains its original hand-carved back bar, imported from Germany and brought to the United States by barge. The stunning mirrored back bar, standing over seven feet tall, and the original bar top remain the focal point of the space. Included in the sale are a walk-in cooler, bar sinks, pool table, tables, chairs, there are two restrooms, and two storage areas.

Ideally situated on State Avenue, directly across from Marysville Town Center, the property benefits from exceptional visibility and is positioned near the new I-5/SR 529 interchange improvements, including the new northbound I-5 off-ramp that channels traffic into downtown while improving access and reducing congestion. These transportation investments are expected to further enhance accessibility and exposure for businesses in the area.

An exceptional opportunity to restore an iconic tavern or reimagine the property as a restaurant, brewery, taproom, entertainment venue, or other permitted commercial use (buyer to verify). A true Marysville landmark ready for its next chapter.

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