

# Commercial Double Corner Lot | Edmonds, WA

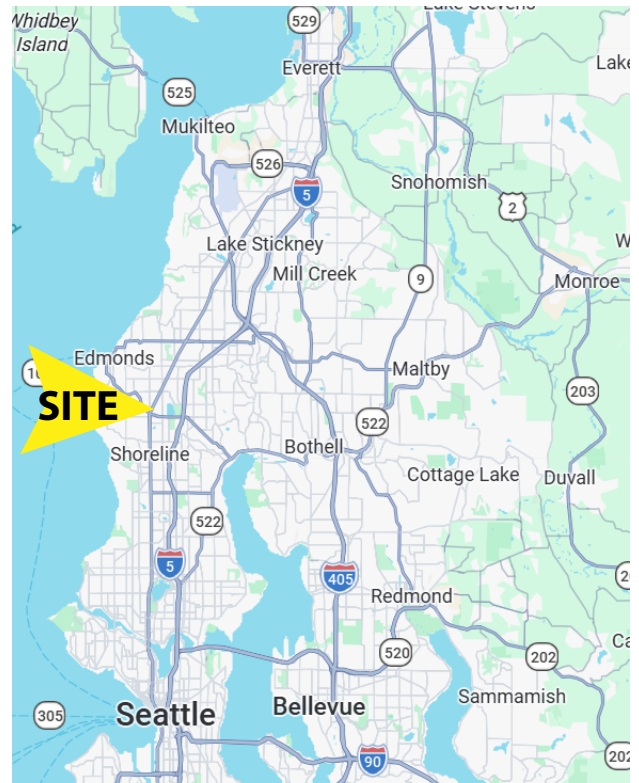
Hwy 99 & 240th Street - SWC 24015 84th Ave West Edmonds, WA 98026

## Available

### 25,700 SF± - Three Street Frontage - Fully Improved

#### Property Features

- Pylon Signage - "V" shaped 25' ± high
- Turnkey vehicle sales & storage
  - Paved & gated
  - LED lot lighting
  - Modern office
- 89 ± paved 8.5' wide stalls
- Street parking
- Street frontage 586' ±
  - 200' on Hwy 99
  - 166' on 240th St SW
  - 220' on 84th Ave W
- 40,000± AADV
- Near key landmarks
  - Costco & Home Depot
  - SR 104 interchange
- Access to public transportation
- CG Highway 99 Corridor zoning



## Larry Ingraham, CCIM

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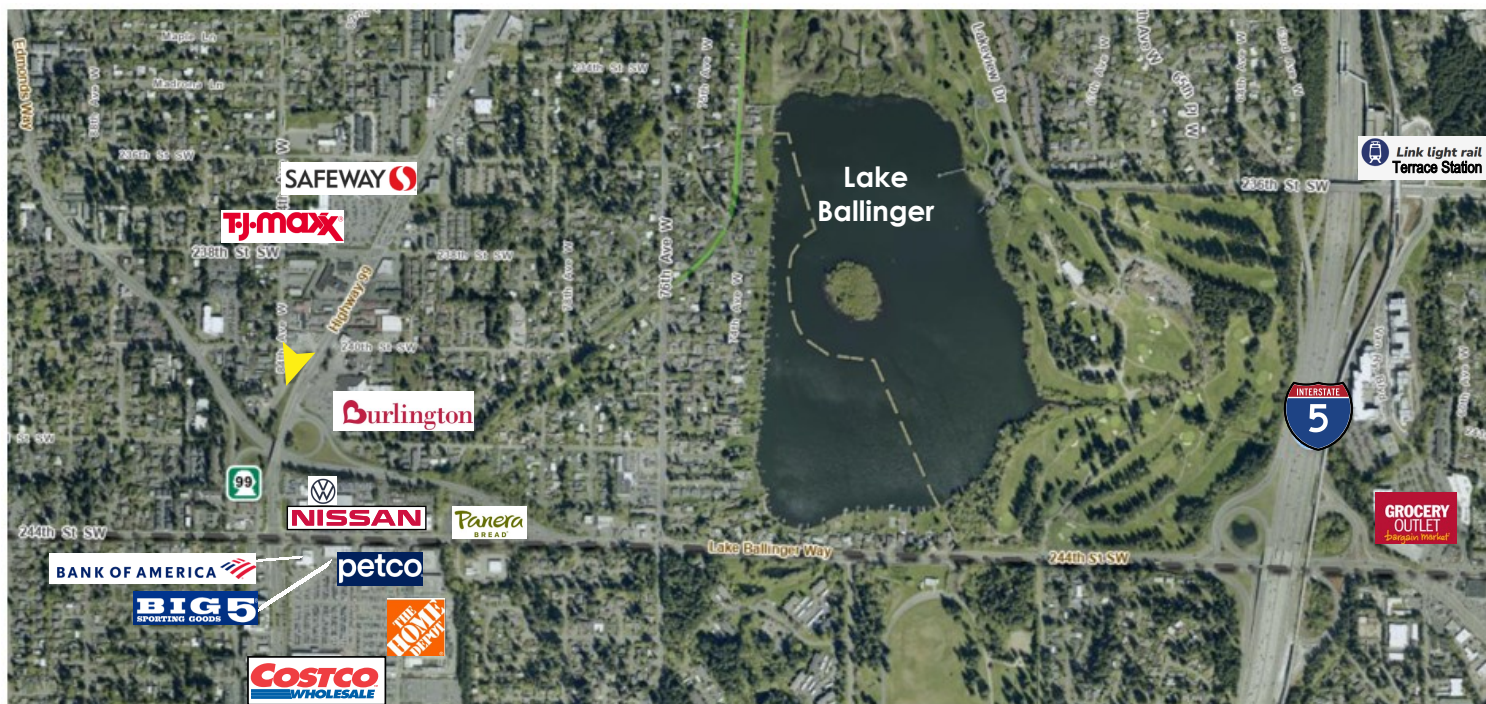


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