

FOR SALE



Freestanding Building for Sale

18205 SR-99 Unit 105
Lynnwood, WA 98037



Alex Duff

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Section 1

Property Information

CLASSIC
COLLISION

Suite 105

OPEN



Property Summary

FOR SALE



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity at 18205 SR-99 Unit 105, Lynnwood, WA. This 8,900 SF retail/freestanding building boasts a prime location and a solid leasing history, with 100% occupancy. Renovated in 2012, this commercial property offers a lucrative income stream, featuring a current rent of \$204,000 per year at a 5.23% cap rate, with increasing yields through lease renewals up to 2042. Zoned for commercial use, this property presents a compelling prospect for retail investors seeking a reliable, high-performing asset. Don't miss out on this turnkey investment with promising rental escalations and strong potential for long-term returns.

PROPERTY HIGHLIGHTS

- Current rent per year \$204,000 5.23% cap rate
- Lease renewal 2028 rent per year \$219,300 5.6% cap rate
- Lease renewal 2033 rent per year \$235,740 6% cap rate
- Lease renewal 2038 rent per year \$253,428 6.5% cap rate
- Lease renewal 2042 rent per year \$272,424 7% cap rate

OFFERING SUMMARY

Sale Price:	\$3,900,000
Number of Units:	1
Lot Size:	0.72 Acres
Building Size:	8,900 SF
NOI:	\$204,000.00
Cap Rate:	5.23%

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	7,208	120,467	313,645
Total Population	18,527	300,988	773,964
Average HH Income	\$79,877	\$106,795	\$112,366

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LOCATION DESCRIPTION

PROPERTY DESCRIPTION Location & Visibility -- Near Car Dealerships and Rental Car Company

The subject property occupies a strategic corner position on SR-99 in Lynnwood, a major north-south commercial corridor serving the Greater Seattle metropolitan area. The site benefits from exceptional daily traffic exposure (35,000–40,000 vehicles ADT), multi-point street frontage, and high visibility signage opportunities that maximize tenant profitability and brand presence. • Prime Corner Configuration: Pie-shaped lot (0.72 acres) with multiple tenant access points and superior road visibility—rare commercial real estate advantage that enhances operational functionality and retail/service tenant appeal.

Building & Site Characteristics

- Building Size: 8,900 SF single-tenant net lease structure
- Land Area: 0.72 acres; corner lot with pie-shaped configuration
- Lot Shape: Multiple ingress/egress points; exceptional corner visibility
- Construction: 1977; updated 2012
- Recent Capital: Roof replaced; structural and mechanical systems modernized
- Parking: Adequate on-site parking for automotive service operations



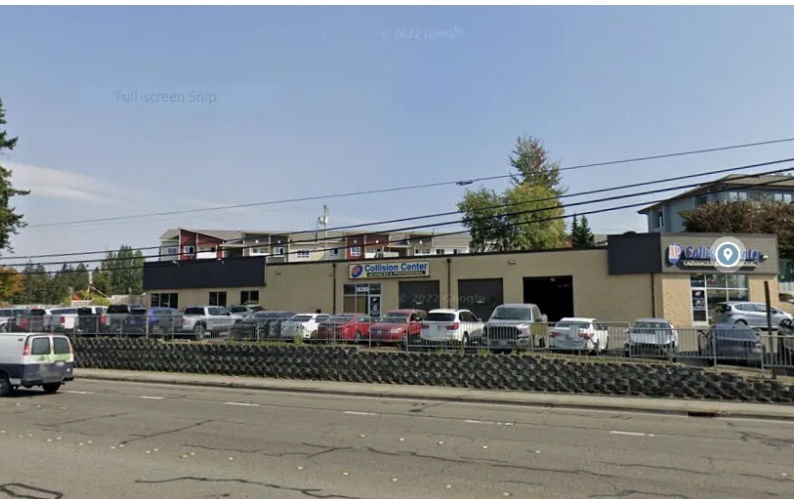
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Complete Highlights

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PROPERTY HIGHLIGHTS

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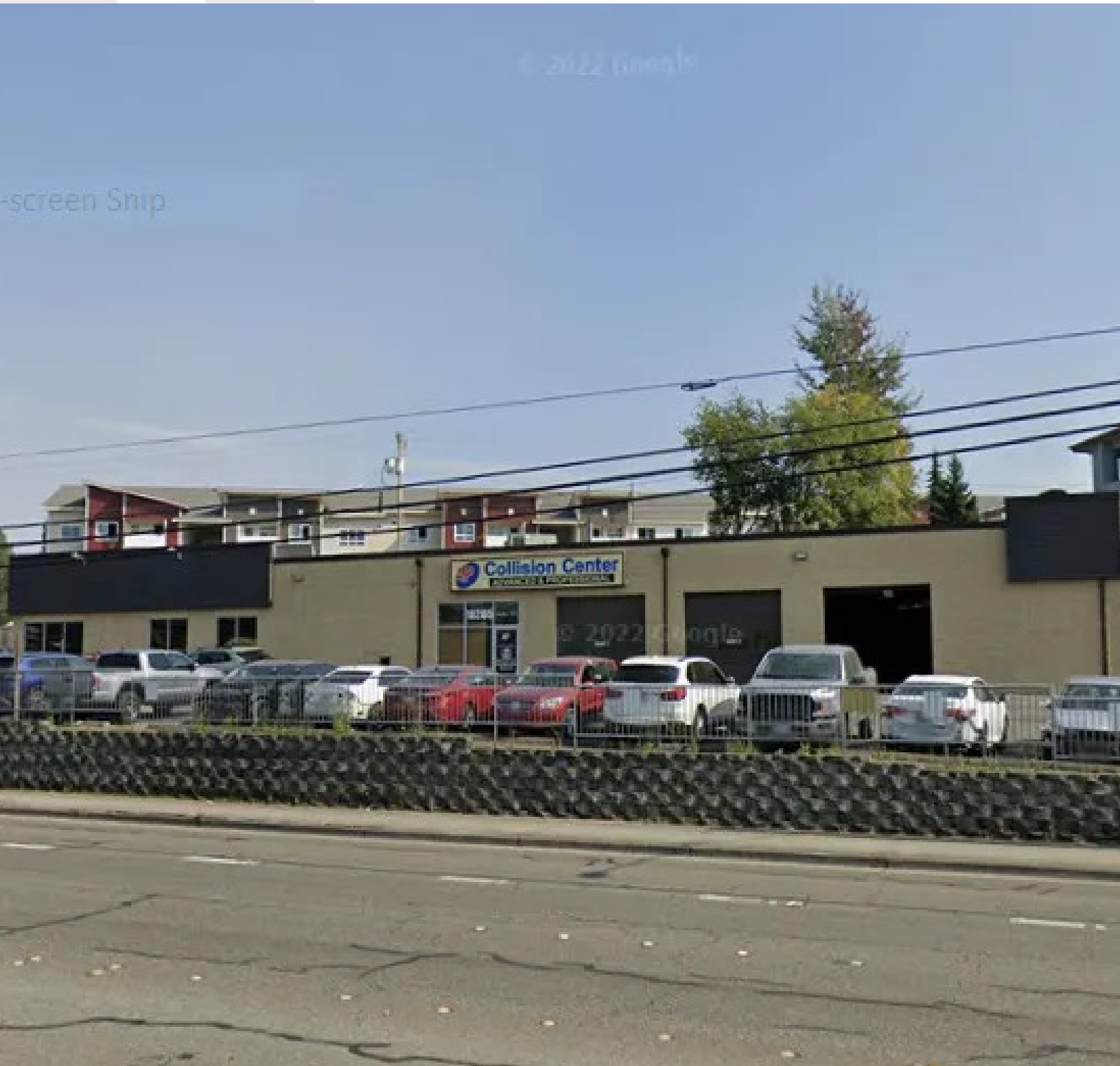
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Additional Photos

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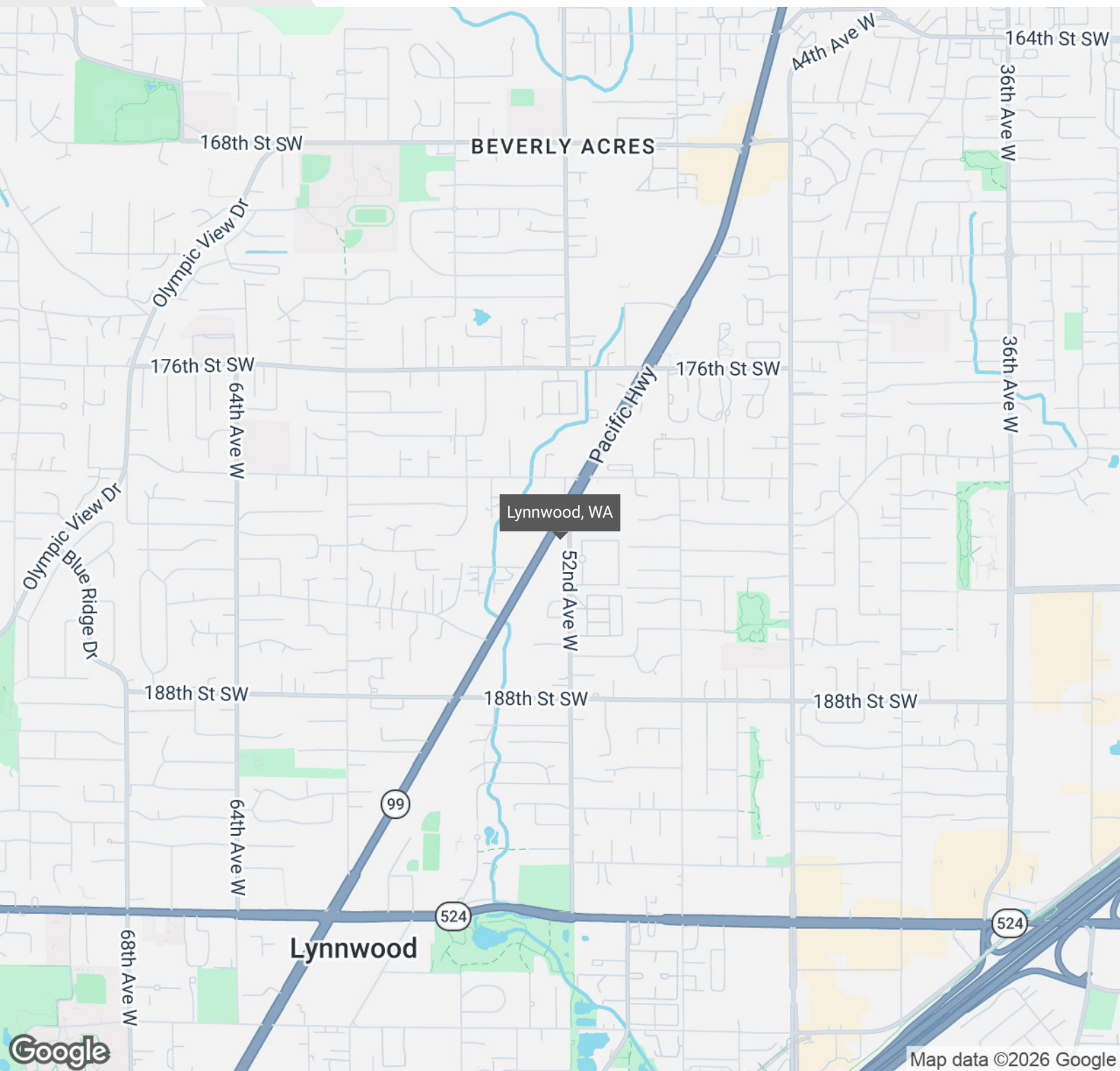
Section 2

Location Information



Regional Map

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Location Map

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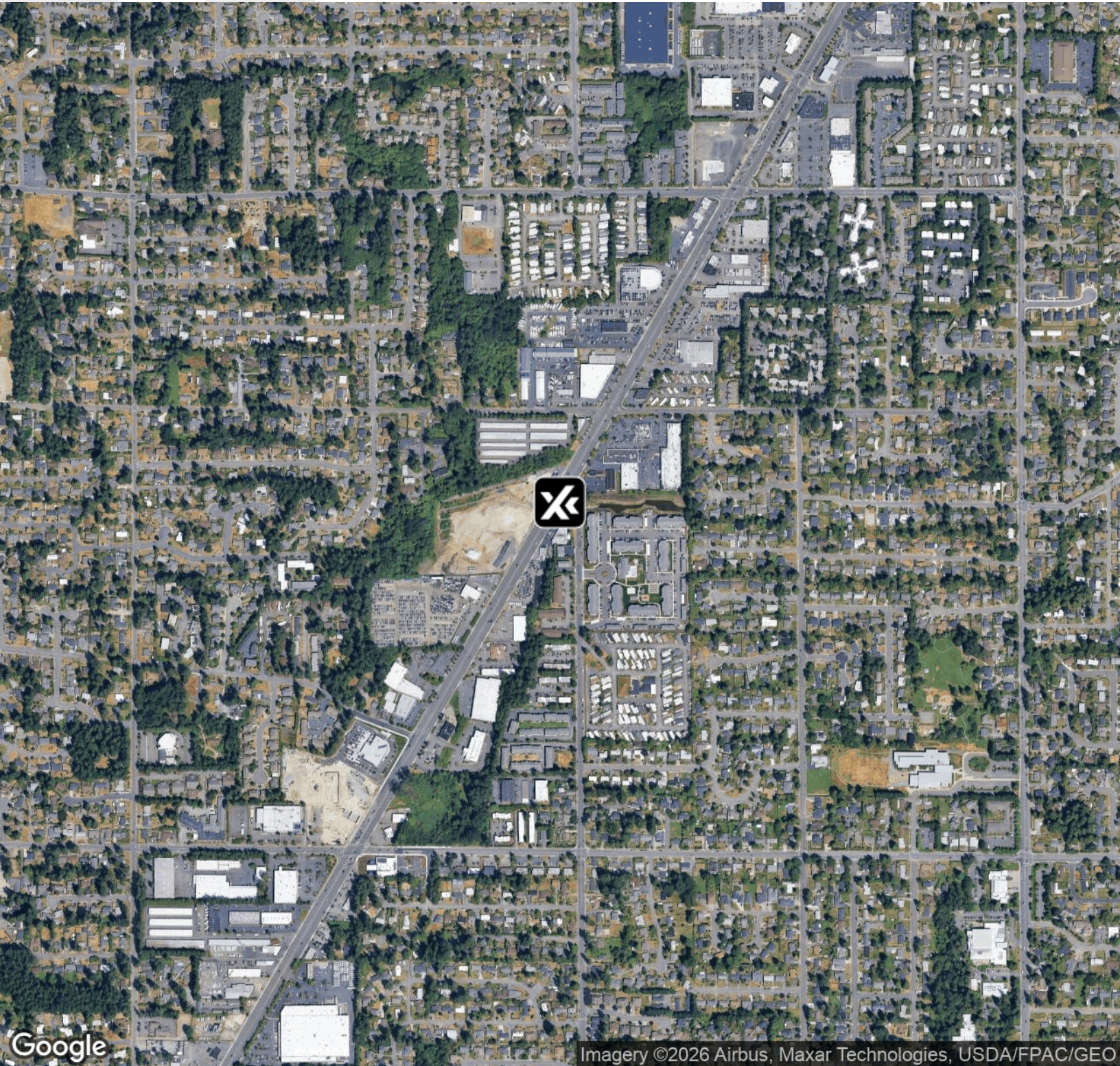
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Aerial Map

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Section 3

Financial Analysis

CLASSIC
COLLISION

Suite 105

OPEN

Financial Summary

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INVESTMENT OVERVIEW

Price	\$3,900,000
Price per SF	\$438
Price per Unit	\$3,900,000
CAP Rate	5.23%

OPERATING DATA

Net Operating Income	\$204,000
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FINANCING DATA

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Rent Roll

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
-	Classic Collision	8,900 SF	100%	\$22.92	-	-	\$204,000.00	-	7/31/2028
-	-	-	-	-	-	-	-	7/31/2028	7/31/2033
-	-	-	-	-	-	-	-	-	7/31/2038
-	-	-	-	-	-	-	-	-	7/31/2043
-	-	-	-	-	-	-	-	-	7/31/2048
TOTALS		8,900 SF	100%	\$22.92	\$0	\$0.00	\$204,000.00		
AVERAGES		8,900 SF	100%	\$22.92			\$204,000.00		

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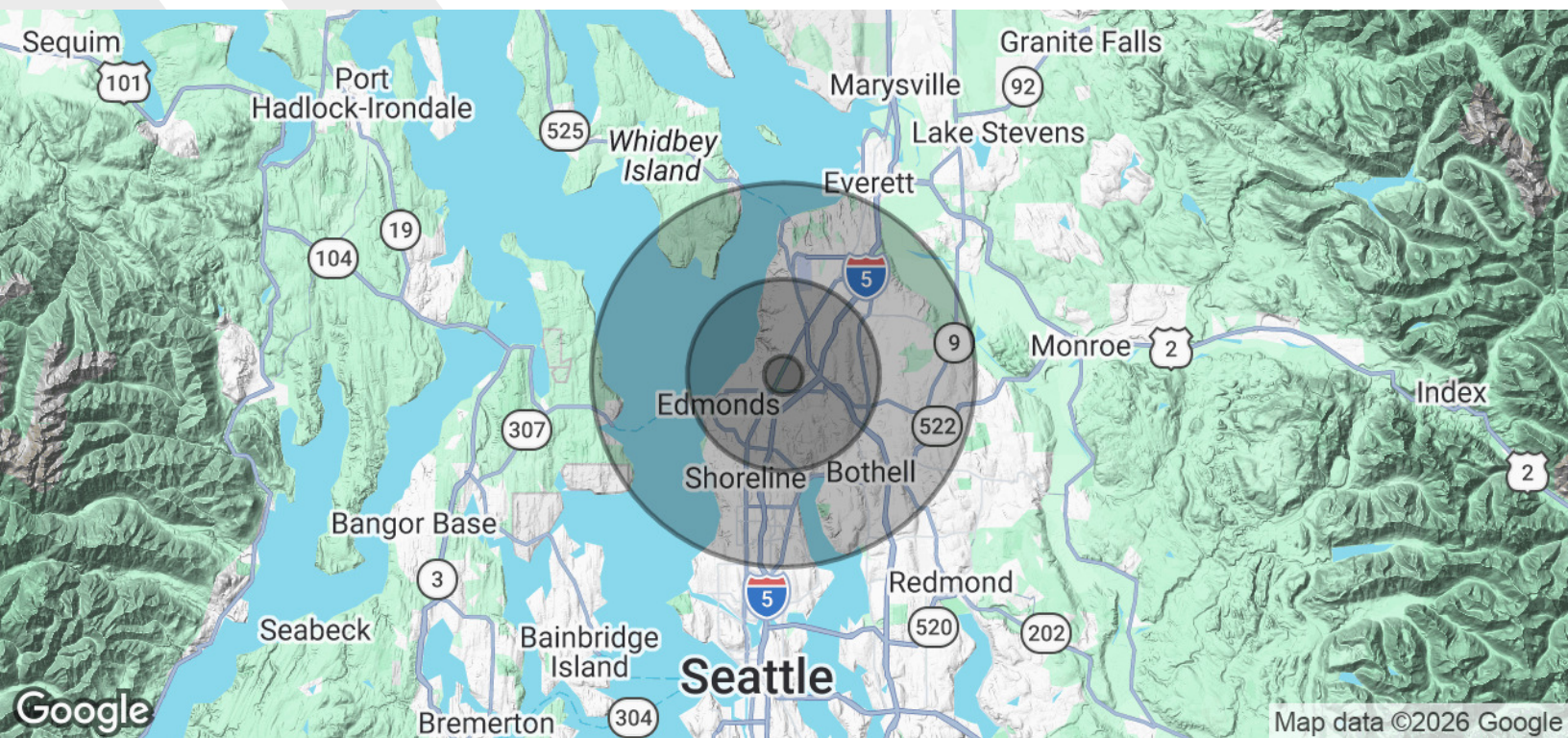
Section 4

Demographics



Demographics Map & Report

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	18,527	300,988	773,964
Average Age	42.3	39.6	39.6
Average Age (Male)	44.1	38.6	38.6
Average Age (Female)	41.7	40.3	40.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	7,208	120,467	313,645
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$79,877	\$106,795	\$112,366
Average House Value	\$367,319	\$457,941	\$509,099

2020 American Community Survey (ACS)

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Section 5

Advisor Bios



Advisor Bio 1

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ALEX DUFF

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WA #27504 // FL #3042901

PROFESSIONAL BACKGROUND

Alex Duff brings over 20 years of real estate and business expertise to every client engagement. A New York City native, Alex launched his career as a hospitality entrepreneur, opening and operating multiple restaurants across Miami Beach and New York — developing a sharp eye for location, market dynamics, and the financial drivers behind commercial properties.

That entrepreneurial foundation led naturally to real estate. Alex built a successful business in Florida, where he founded two hospitality real estate divisions and brokered the sale of numerous businesses throughout the Greater Miami and Tampa Bay markets. He holds an active Managing Broker's license in Florida to this day.

Now focused exclusively on commercial real estate in Greater Seattle and Portland, Alex serves as the Designated Managing Broker in Washington and Principal Broker in Oregon for eXp Commercial — one of the fastest-growing commercial brokerage platforms in the country. He combines deep local market knowledge with the resources of a national platform to deliver results-driven representation for owners, investors, and tenants. When you work with Alex, you get a broker who has sat on both sides of the table — as an entrepreneur, a business owner, and a deal-maker — who understands what's truly at stake in every transaction. Alex has had a wide variety of listings ranging from NNN retail buildings, multi-family, gas stations, farmland, commercial lots and also businesses for sale specializing in hospitality, restaurants and retail. eXp Commercial is expanding throughout the Pacific Northwest and across all 50 states -- Join our team <https://www.expcommercial.com/become-an-advisor>

EDUCATION

French Lycee New York, NY

The Hill School, Pottstown, PA

University of Vermont, Burlington, VT

MEMBERSHIPS

CBA

IBBA

NWMLS

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