



HIGH TRAFFIC CORNER

EDMONDS, WASHINGTON

AYERS
COMMERCIAL
GROUP

THE OFFERING —

41,129 SF LOT | 5,519 SF BUILDING

CALL BROKER FOR PRICING

Ayers Commercial Group is pleased to present the opportunity to **ground lease** a site at NW corner of the **signalized intersection** of Highway 99 and N 205th St. **Located adjacent** to the **Costco** and **Home Depot** power center in Shoreline, the property boasts **exceptional visibility** - with nearly 45,000 combined daily traffic count. The Denny's lease expires early 2026. **Utilize** the existing **5,519** square foot building, or **build new**.

PROPERTY SUMMARY

ADDRESS

**8431 244th St SW
Edmonds, WA 98026**

PARCEL NUMBER

00463303200102

LOT SIZE

39,640 SF | 0.91 AC

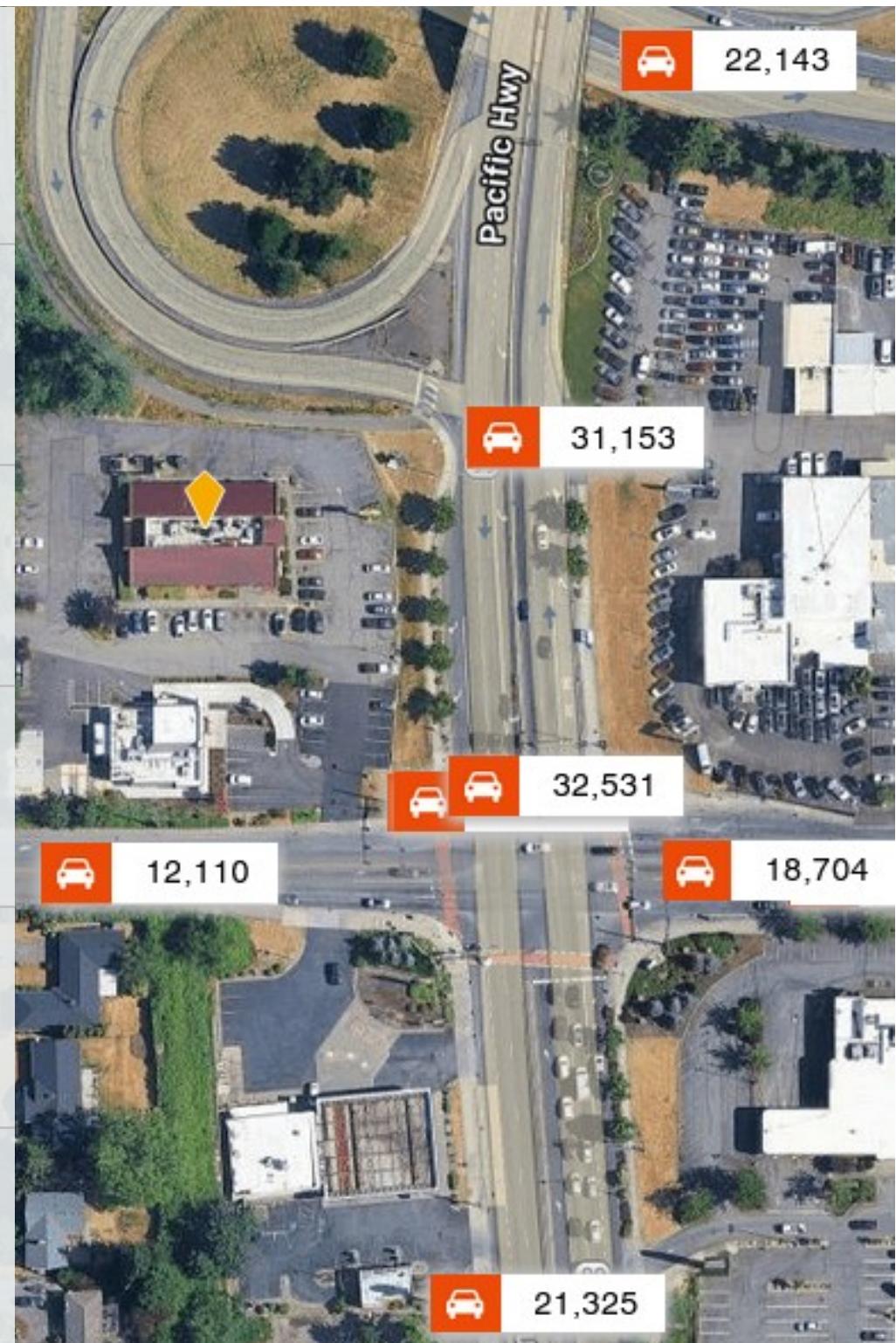
DAILY TRAFFIC COUNT

44,641

ZONING

N 204th St

CG







SITE



SITE



SITE



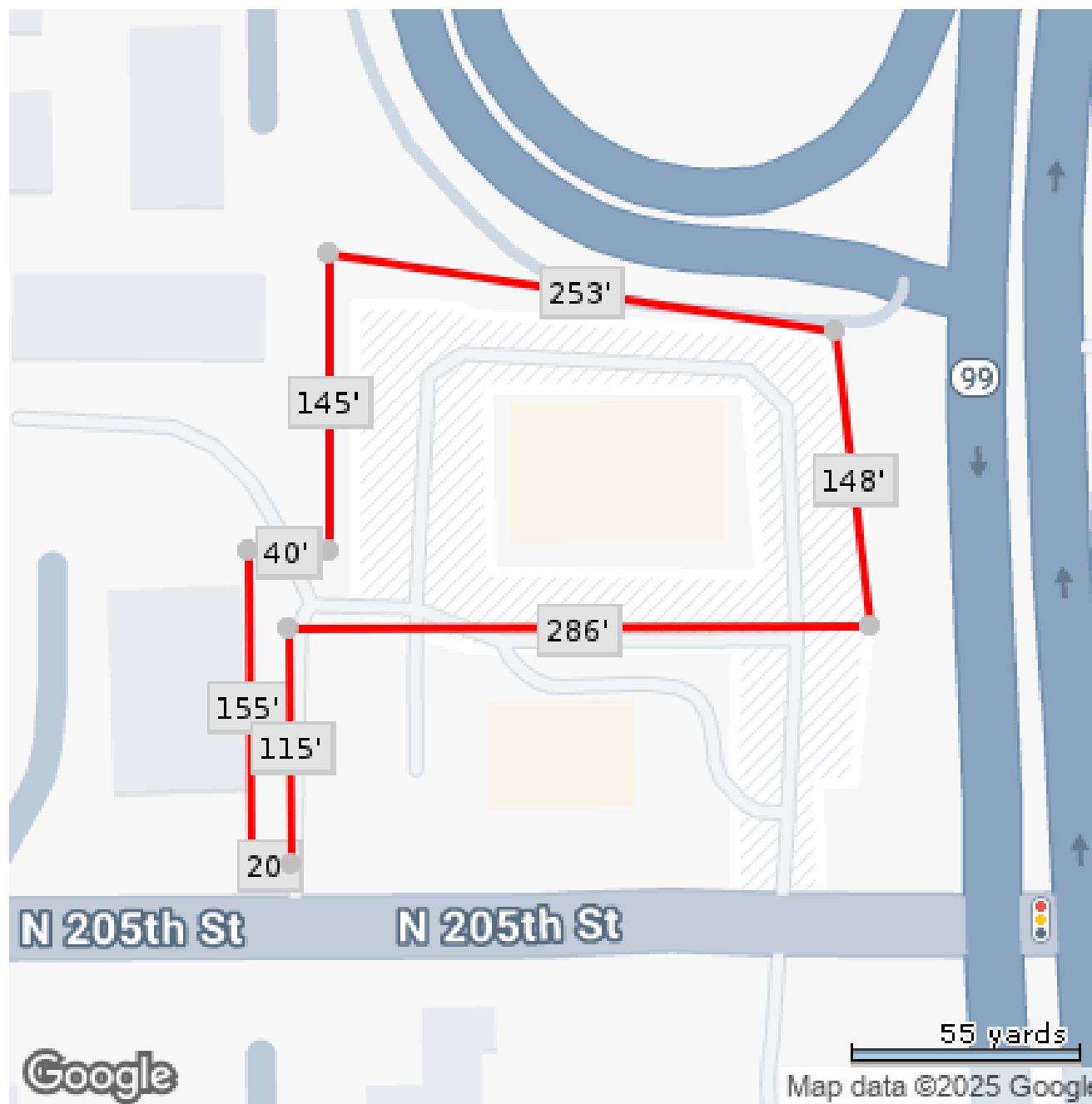
Aerial view of a commercial area featuring a gas station, a fast-food restaurant, and a large parking lot. A prominent orange rectangular sign with the word "SITE" in white capital letters is positioned in the center of the image, pointing towards a specific location in the parking lot. The background shows a dense forest and a highway curving to the right. The foreground includes a road with a red crosswalk and a parking lot for a Volkswagen dealership.

SITE





PARCEL DIMENSIONS





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OWNER | DESIGNATED BROKER
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