



HIGH TRAFFIC CORNER

EDMONDS, WASHINGTON

AC 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
CG









SITE



SITE







PARCEL DIMENSIONS





JEFF AYERS
OWNER | DESIGNATED BROKER
425.275.2406

jeff@ayerscommercialgroup.com



This block contains the contact information for Jeff Ayers, including his name, title, phone number, and email address. The background of the entire image is an aerial view of a commercial area with a large parking lot and a building, with Mount Rainier in the background. A yellow outline highlights a specific area within the parking lot and building complex.