



Lines-Buyer to VERIFY

26047 116th Ave SE

KENT, WASHINGTON

AC AYERS
COMMERCIAL
GROUP

THE OFFERING ———

BANK/QSR DEVELOPMENT SITE

\$1,999,999 | 41,129 SF LOT | \$48.63 / SF

Ayers Commercial Group is pleased to present the opportunity to purchase the **NW corner** of the **signalized intersection** of SE Kent Kangley Rd (Hwy 516) and 116th Ave SE in Kent. While **limited in access to right-in-right-out on 116th**, and about **30,000 buildable square feet**, the property boasts **exceptional visibility**, with approximately **40,000 daily traffic count**. Located across the street from Starbucks, Sonic, and 7-Eleven. Highest and best use is either bank or QSR.

Potential uses include:

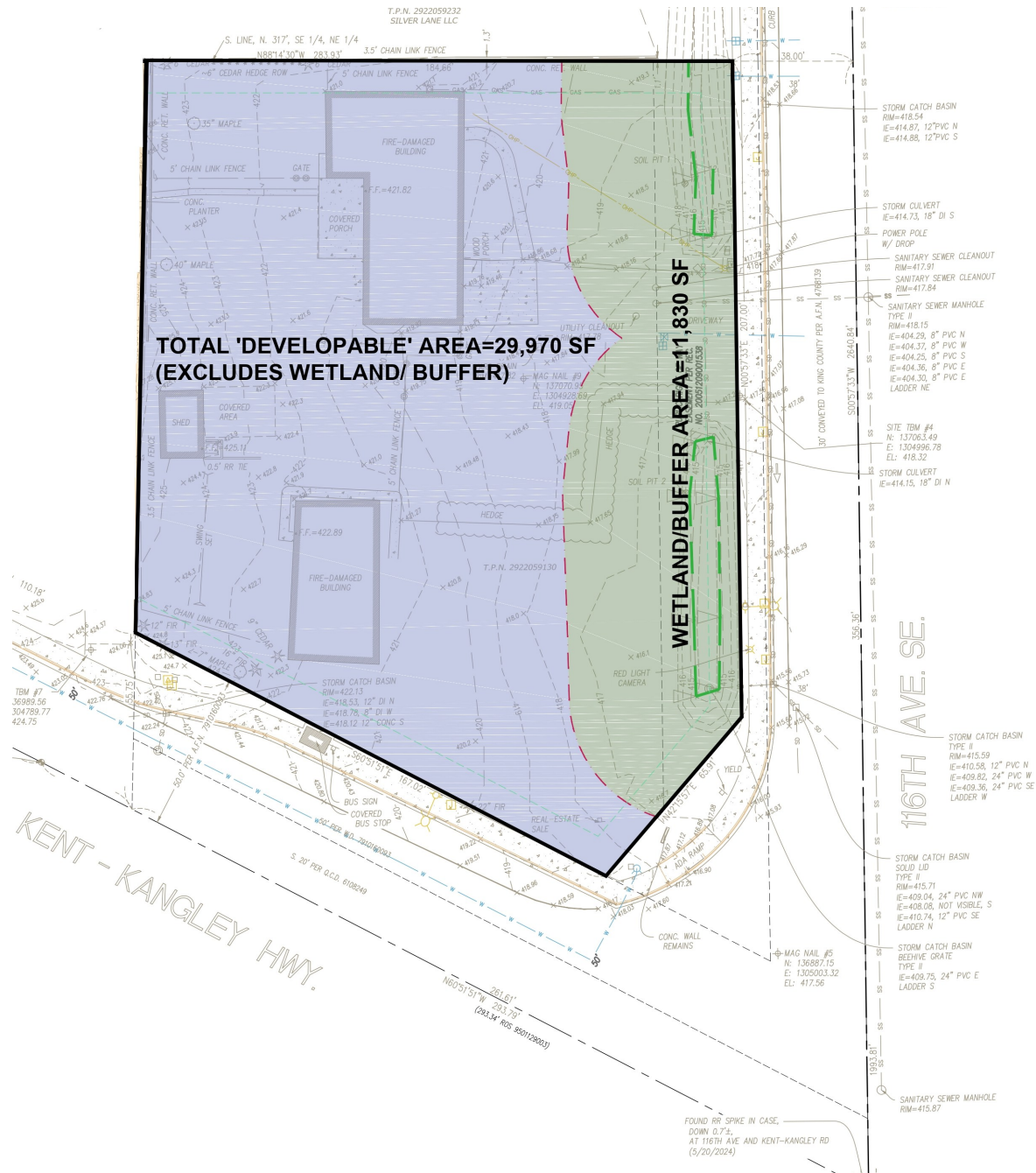
- 1) **Banks**, with drive through
- 2) **QSR/Coffee** (special use permit required)
- 3) **Townhomes, apartments** (as part of a **mixed-use development**)
- 4) **Daycare**
- 5) **Senior housing**
- 6) **EV charging station**

Link to full permitted uses [here](#)

PROPERTY SUMMARY

ADDRESS	26047 116th Ave SE Kent, WA 98030
PARCEL NUMBER	292205-9130
LOT SIZE	41,129 SF 0.94 AC
BUILDABLE AREA	29,970 SF 0.69 AC
DAILY TRAFFIC COUNT	40,000 +
ZONING	CC-MU (Community Commercial Mixed-Use)







Approximate Property Lines-Buyer to VERIFY



Approximate Property Lines-B



SONIC

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SITE