



## **11016 Valley Ave E**

11016 Valley Ave E, Puyallup, WA 98372

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# 11016 Valley Ave E

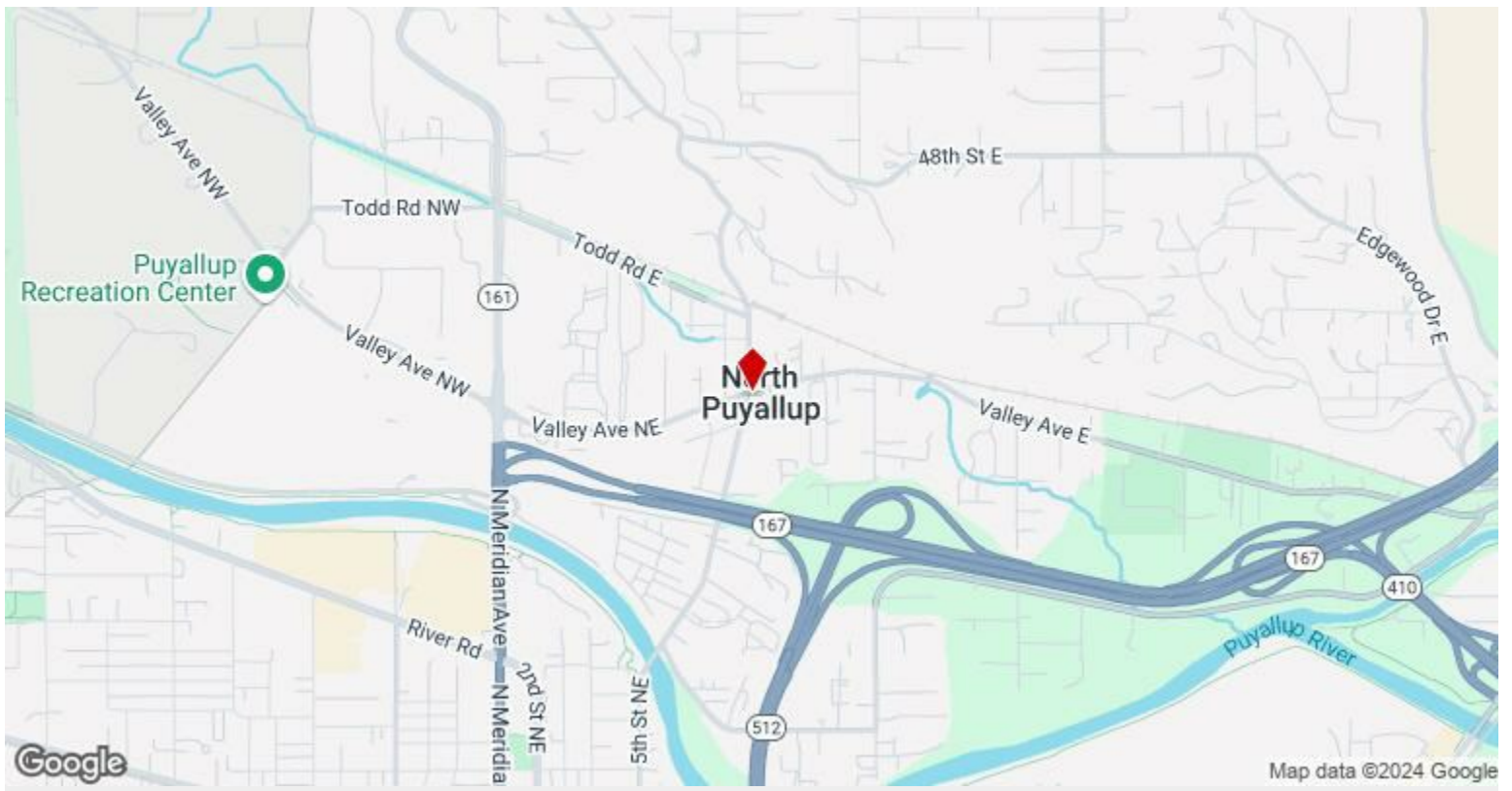
\$675,000

Prime commercial property at a high-traffic intersection in Puyallup, ideal for investors or owner-operators looking for a high-exposure location. This highly visible and well-maintained building has a strong history, high traffic counts, and a location that draws consistent customer flow. Currently occupied by a coffee shop with both drive-thru and indoor seating, the property can be delivered vacant, offering a fresh start for new business ventures. Zoned NC (Neighborhood Center), the property offers a wide range of possibilities for use or development for both new and established ventures and its central location makes it well-suited for a variety of business opportunities. Bring your concept to this location....

- High-traffic intersection in Puyallup
- Ideal for investors or owner-operators looking for a high-exposure location
- Zoned NC (Neighborhood Center), offering a wide range of potential uses



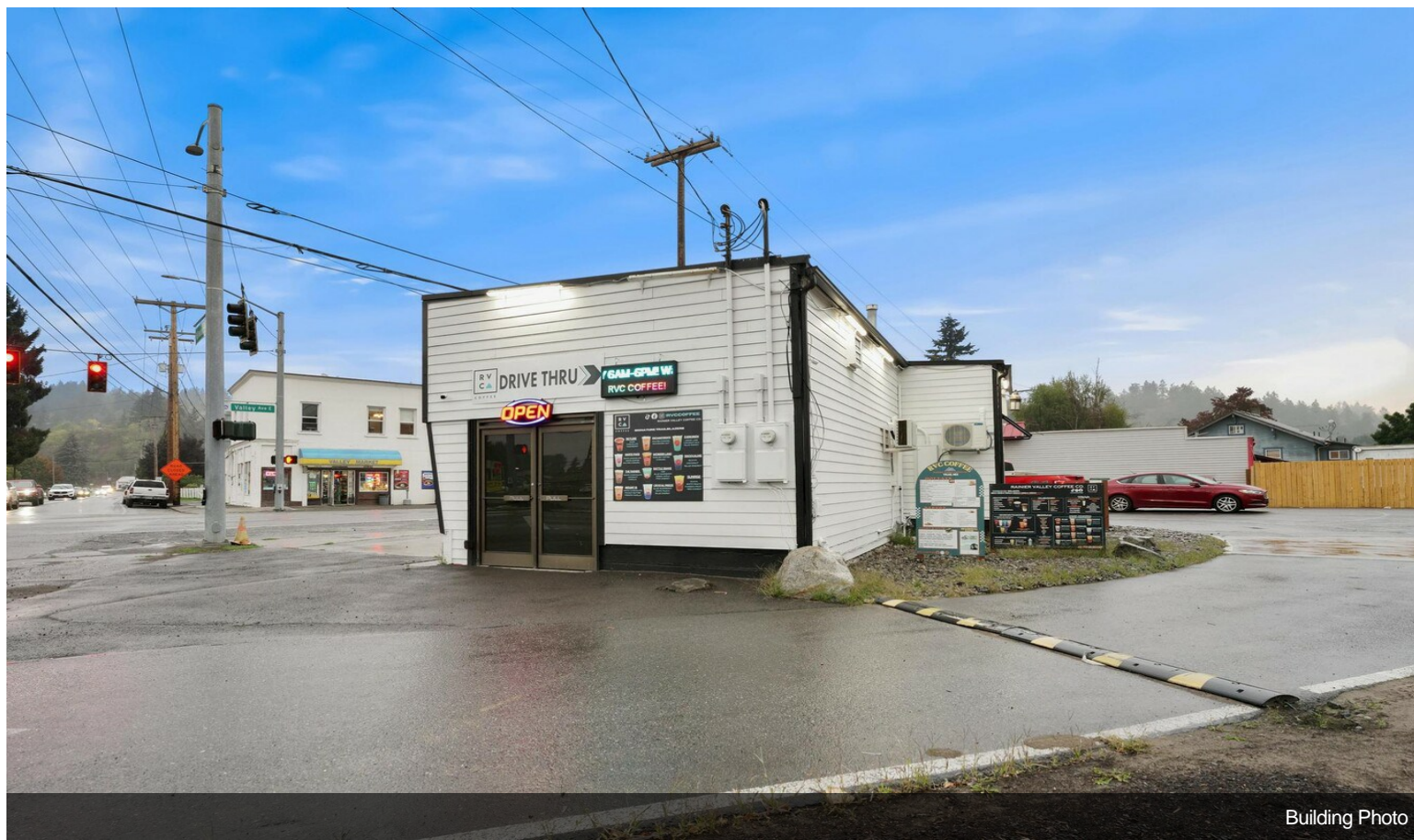
Price:	\$675,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.21 AC
Gross Leasable Area:	941 SF
No. Stories:	1
Year Built:	1920
Tenancy:	Multiple
Parking Ratio:	14.88/1,000 SF
Zoning Description:	NC
APN / Parcel ID:	770500-0110
Walk Score ®:	19 (Car-Dependent)



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# Property Photos



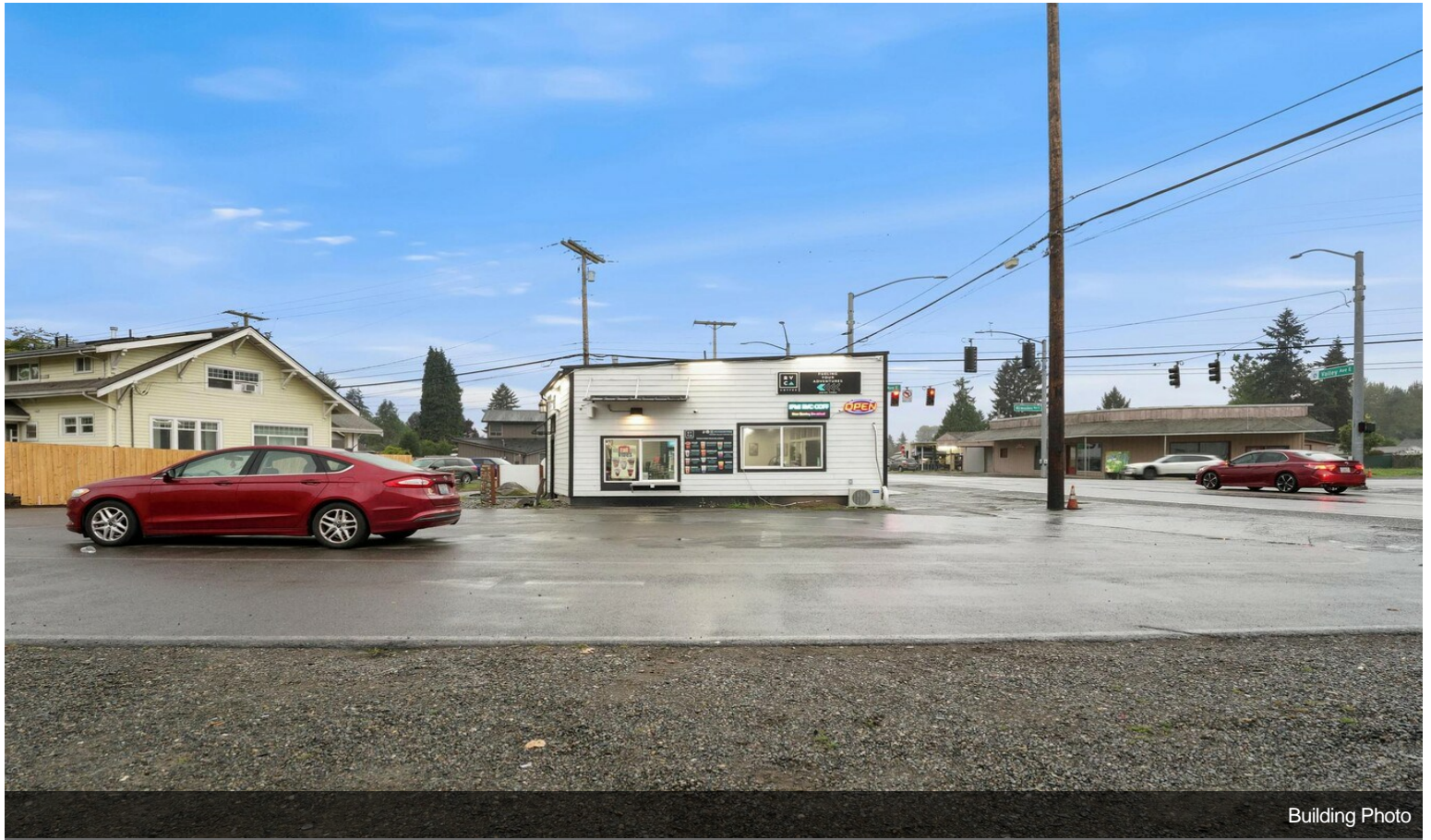
Building Photo



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