

OFFICE FOR SALE

2ND ST IN PUYALLUP

413 2ND ST NE, PUYALLUP, WA 98372



FOR SALE

KELLER WILLIAMS COMMERCIAL

1029 E Main, Suite 201
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

RICK BROWN

Commercial Broker
O: (253) 840-5574
C: (253) 617-9460
rickbrown@kw.com
Lic: 27026, WA

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413 2ND STREET NORTHEAST



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PROPERTY SUMMARY

413 2ND STREET NORTHEAST



Summary

Price:	\$515,000
Building SF:	3,368
Lot Size:	6,000 SF
Year Built:	1924
Renovated:	2024
Market:	Pierce
Sub-market:	Puyallup
Type:	Office
Zoning:	CBD - Central Business District

Property Overview

Excellent opportunity for a home business or convert the whole house into an office! This charming 1920's residential home has been rezoned into Puyallup's Central Business District allowing for Professional services, Daycare, Vet Clinic and more. The property has excellent frontage on 2nd St NE, a main thoroughfare through downtown Puyallup, and is surrounded by existing commercial traffic. There is alley access to the rear of the property for additional parking opportunities.

The interior of the house has been well maintained with a recently updated kitchen. There are 4 bedrooms, 1 bathroom, and a daylight basement. Must see property with tons of potential!

Highlights

- Live / Work Balance
- Zoned Puyallup CBD
- Well Maintained

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PICTURES

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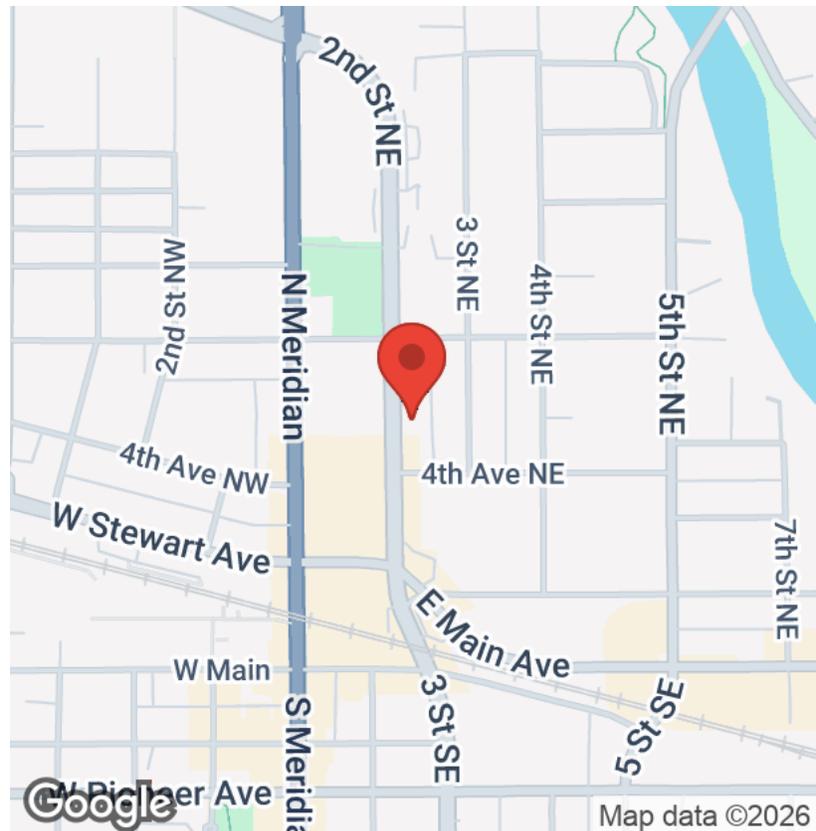
LOCATION OVERVIEW

413 2ND STREET NORTHEAST



Location Overview

This property is located in Downtown Puyallup with nearly 50 ft of frontage on 2nd St NE. The road is a multi-lane, one-way thoroughfare bringing traffic from South Hill to Hwy 167. The alley access to the back of the property creates a great opportunity for additional parking and easier ingress/egress for potential clients.



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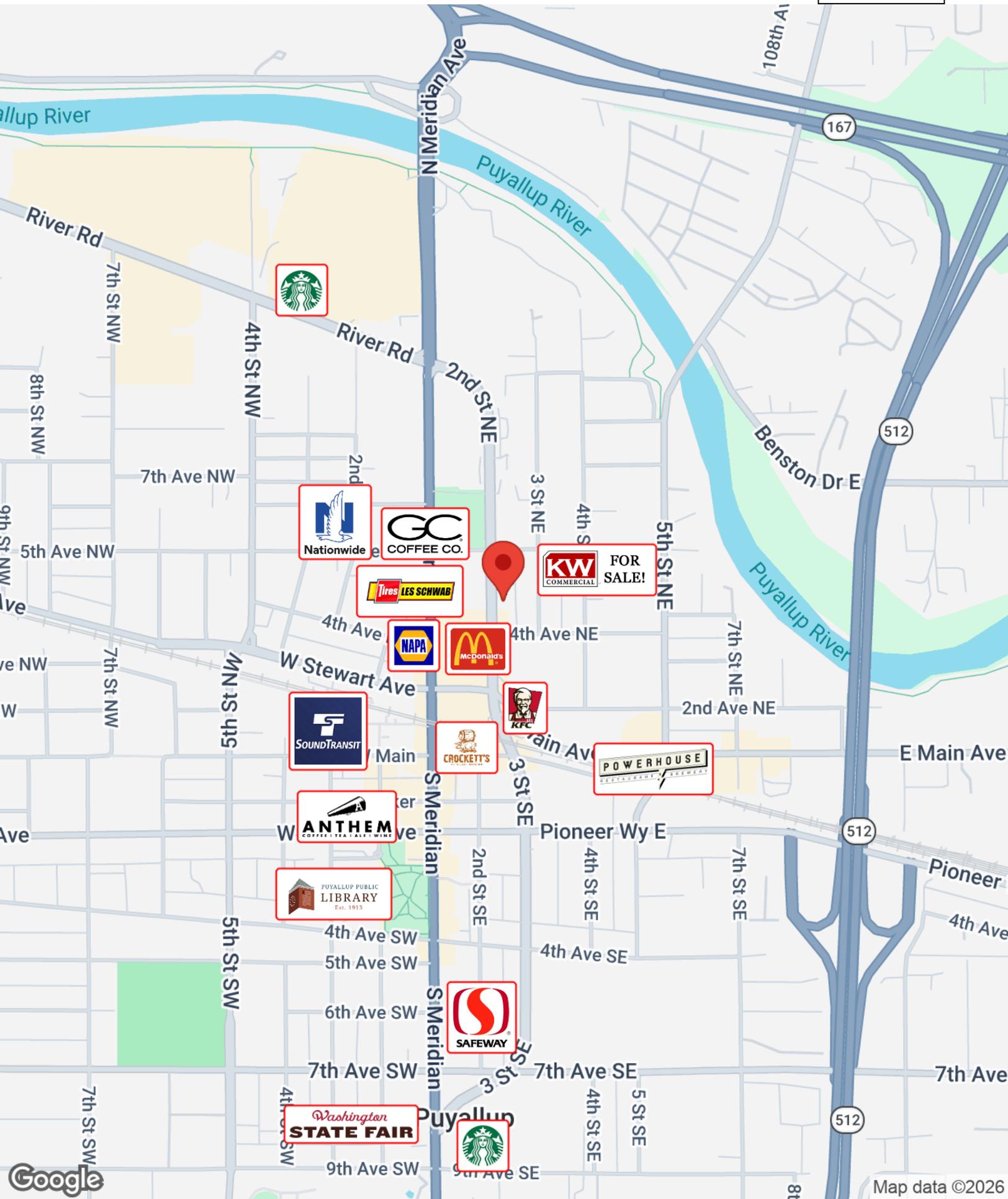


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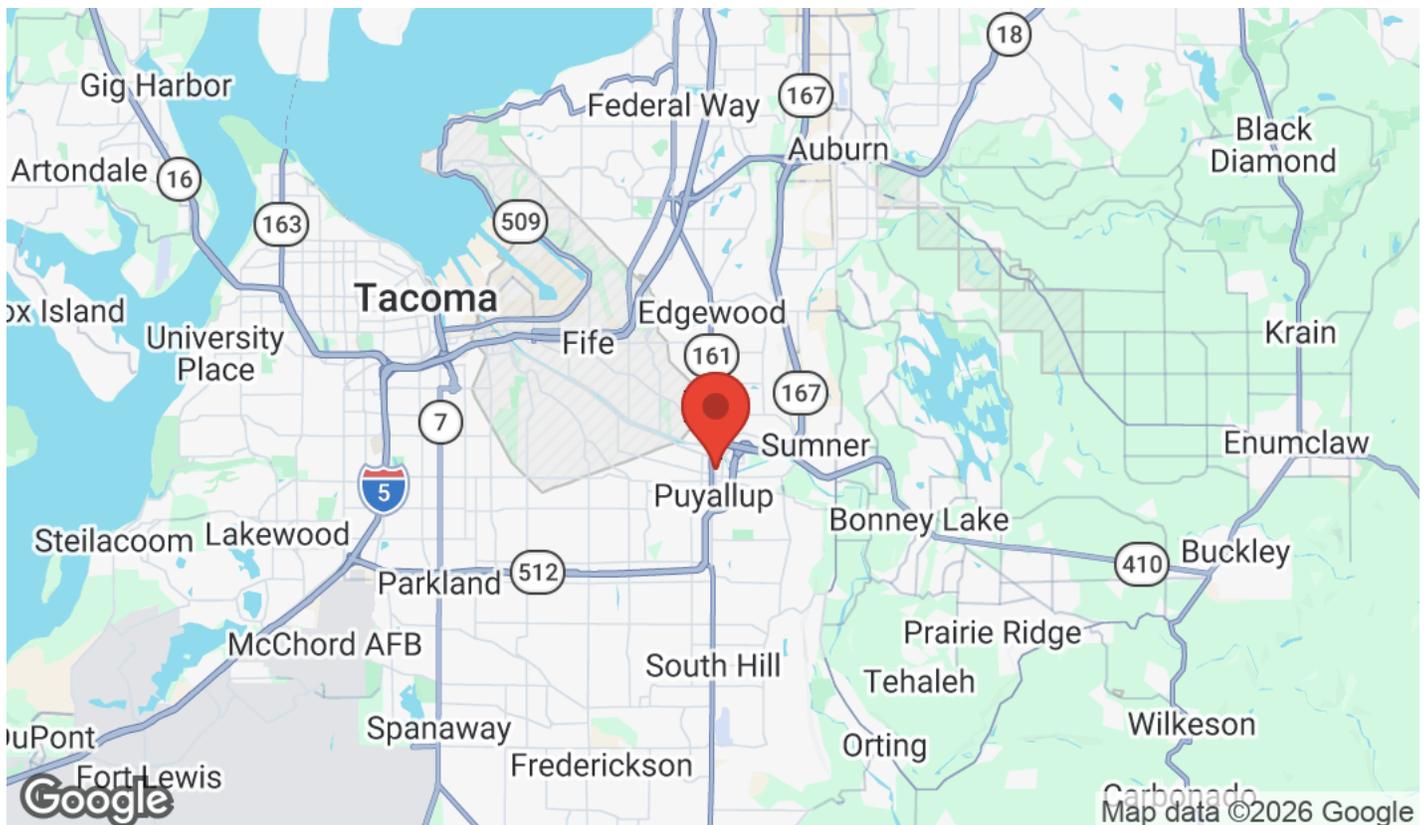
BUSINESS MAP

413 2ND STREET NORTHEAST



LOCATION MAPS

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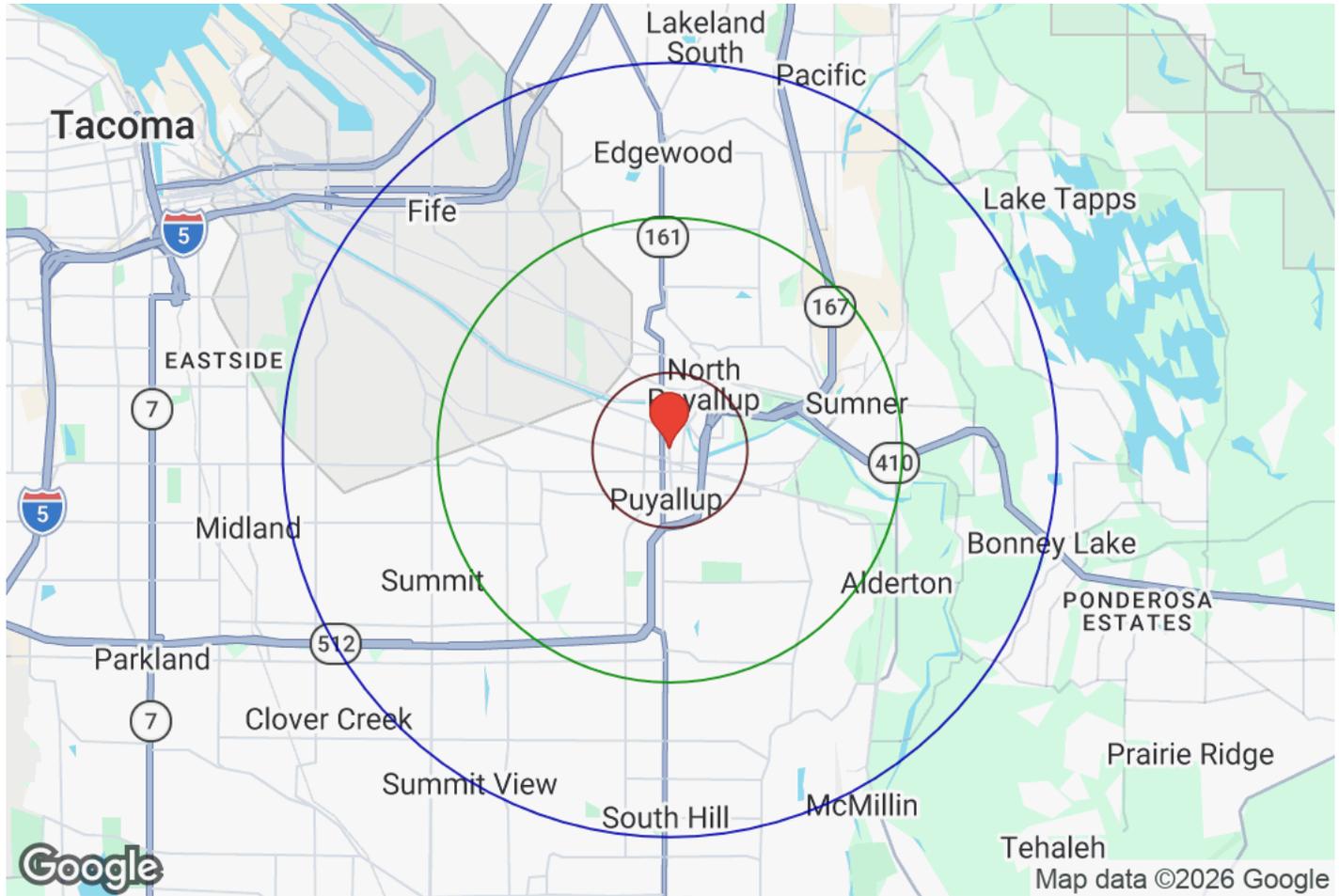


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DEMOGRAPHICS

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Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	6,408	32,197	79,468
Female	6,214	32,412	80,248
Total Population	12,622	64,609	159,716

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	8,733	43,695	103,863
Black	587	3,127	8,720
Am In/AK Nat	143	523	1,278
Hawaiian	163	653	1,996
Hispanic	1,482	7,533	19,517
Asian	602	4,374	12,474
Multiracial	846	4,400	11,164
Other	67	291	703

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,114	27,971	66,645
Occupied	5,639	26,057	62,336
Owner Occupied	2,398	15,382	37,580
Renter Occupied	3,241	10,675	24,756
Vacant	476	1,914	4,309

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,040	11,639	29,690
Ages 15 - 24	1,392	7,198	18,377
Ages 25 - 54	5,530	26,662	66,823
Ages 55 - 64	1,467	7,895	18,888
Ages 65+	2,193	11,215	25,939

Income	1 Mile	3 Miles	5 Miles
Median	\$85,143	\$102,928	\$103,500
Under \$15k	271	960	2,622
\$15k - \$25k	294	1,266	2,471
\$25k - \$35k	404	1,086	2,631
\$35k - \$50k	560	1,878	4,286
\$50k - \$75k	823	3,117	8,246
\$75k - \$100k	1,150	4,291	9,768
\$100k - \$150k	1,499	6,254	13,930
\$150k - \$200k	312	3,044	7,844
Over \$200k	324	4,158	10,538

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