

# Retail for Lease / Sale

## NORTHSHORE CORNER RETAIL

35522 21st Ave SW, Federal Way, WA 98023



### AVAILABLE FOR LEASE

AVAILABLE SF: 2,448 SF  
LEASE RATE: \$ 28.00 / SF

### AVAILABLE FOR SALE

SALE PRICE: \$1,950,000  
BUILDING SF: 4,780 SF  
LAND SF: 21,994 SF  
YEAR BUILT: 2008  
ZONING: BN-Neighborhood Business



### HIGHLIGHTS

Located in the Northshore area of Federal Way, the property is ideally situated at the busy intersection of 356 & 21st Ave with high traffic count.

- Can accommodate a variety of uses including: retail, restaurants, medical office, and more.
- Vacant space is approximately 51% of the total building and an owner-user may qualify for an SBA financing.
- Two existing tenants provide income to new owner.

### CONTACT

**Yeh-Hee Hahn**

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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