

JOHNSON
COMMERCIAL



NOW OFFERED FOR SALE
Grace Community Church of Fern Hill

8243 PARK AVENUE | TACOMA, WA 98408



11120 Gravelly Lake Dr SW Ste 2
Lakewood, Washington 98499
johnson-commercial.com

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ABOUT THE CHURCH

This distinctive brick building, originally constructed in 1922 for the Fern Hill Masonic Lodge, stands as a proud architectural landmark in Tacoma's historic Fern Hill neighborhood. Designed by the renowned architectural firm of Heath, Gove & Bell, the building served as the Masonic Lodge until the 1970s and has retained much of its original charm and character over the past 98 years. Since 2003, it has been the home of Grace Community Church of Tacoma, continuing its legacy as a community hub.

Encompassing 6,642 square feet on a 11,070 square-foot lot, the two-story building offers a unique blend of historic design and modern functionality. The building retains many original architectural elements, showcasing the craftsmanship of its era, while incorporating thoughtful updates to suit contemporary needs. The first floor features an open worship area with sound booth, cry room/nursery, coat room, reading room, and separate men's and women's restrooms, making the space adaptable for a variety of uses. The second floor was renovated in 2003 to include a restroom and four Sunday School rooms, while a fire escape was also added for safety. A basement on the lower level contains the furnace and serves as storage.

This building shares a connection with other iconic structures designed by Heath, Gove & Bell, including the historic First Baptist Church in downtown Tacoma (now Urban Grace). The building offers ample space for both worship and community events. With its rich history and prime location, this property is a rare opportunity to own a piece of Tacoma's architectural heritage.



Address:	8243 Park Ave, Tacoma, WA 98408
Building Size:	6,642 SF
Lot Size:	11,070 SF
Year Built:	1922; Heath, Gove & Bell Architects
Zoning:	C1 (General Neighborhood Commercial)
Tax Parcel:	290500-0-201
Price:	\$1,750,000.00 All Cash
Occupancy:	283





BUILDING

- Spacious two-story building featuring Federalist-style architecture with arched brick windows, decorative cornices and a portico with Greek columns.
- Original 1922 interior features include intricate pressed metal ceiling tiles, crown moulding and gorgeous maple flooring.
- Main level features warming kitchen, open worship area with sound booth, cry room/nursery, coat room, reading room, and two restrooms with a total of 5 stalls.
- Upper level features another single restroom and 4 spacious Sunday School rooms that could be divided into 8.
- Fire escape added in 2003.



PROPERTY

- Excellent exposure on the corner of Park Ave and 84th St.
- High foot traffic area.
- Located on the same block as Fern Hill Elementary, Tacoma Public Library, and popular local restaurant Tibbitts at Fern Hill.

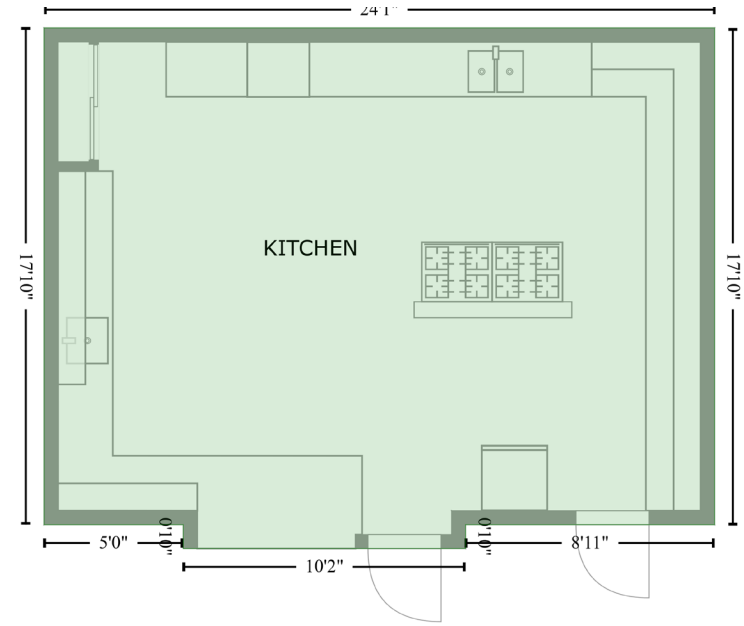
DISCLOSURE

The information contained herein has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.





Photos & Plan Detail - Warming Kitchen



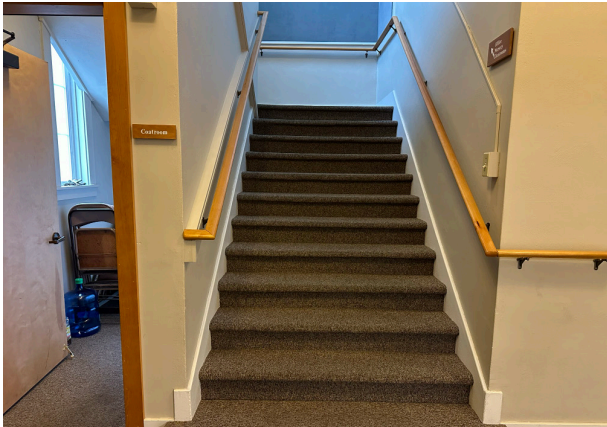
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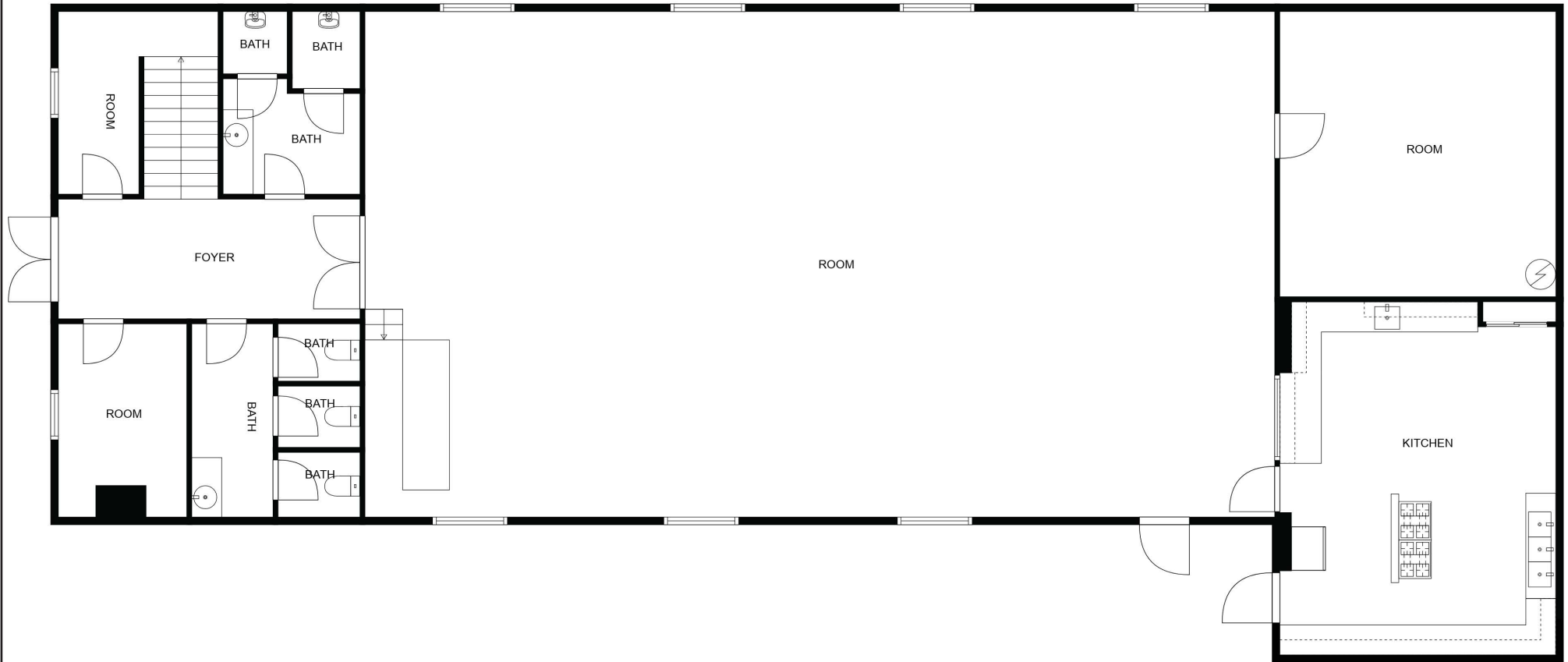
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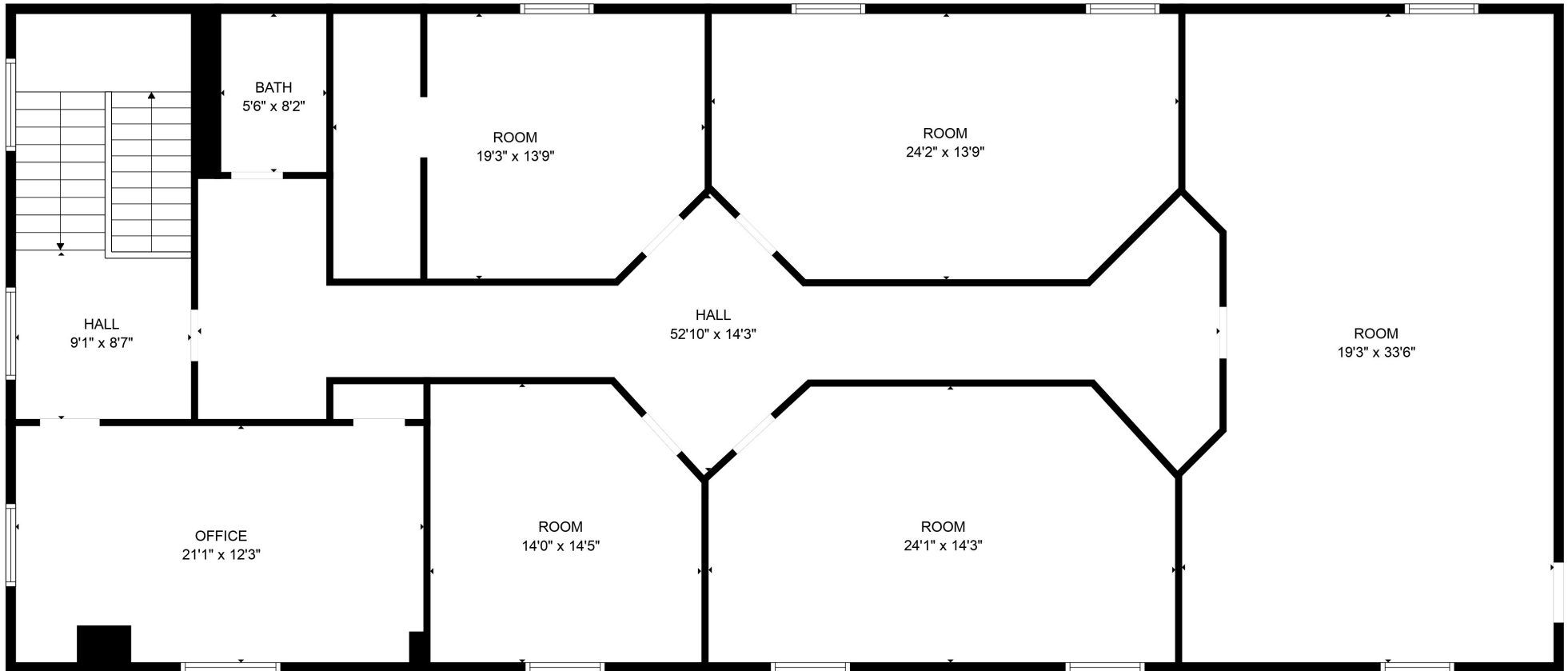
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





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**J O H N S O N
C O M M E R C I A L**



Aerial View of Parcel



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Neighborhood & Regional Maps

