



7912 27th St W , University Place 98466

List Price: **\$1,200,000**

This is the iconic Pine Cone Cafe Building in University Place. All five units rented. Owner upgrades include a new TPO membrane roof installed in 2020. Prime location in a vibrant growing community. Situated on 27th Street West between Bridgeport and Grandview in University Place, close to Chambers Bay & everything UP. There are 38 parking spaces. The city installed new sidewalks which adds to the beauty & walkability of the 27th Street Business District. Heating for building are two commercial gas/electric rooftop package units, 2 mini-split & baseboard/wall mounted electrical heaters. Additional 120 sq ft space could be developed (has a bathroom) currently not rented used as owner storage.

Directions : From Bridgeport heading north turn left on 27th Street West in a half mile the building is on the left.

MLS# :	2282549	Exterior:	Cement/Concrete, Metal/Vinyl
Year Built :	1953	Tax Expense:	\$10,728
Sub Type:	Commercial Industrial	Topography.:	Level
Tax ID:	918020-043-0	General Zoning Class:	Commercial
Map Coordinates:		Zoning Jurisdiction:	City
County:	Pierce	Energy Source(heat):	Electric, Natural Gas
Community:	University Place	Heating/Cooling:	
Possession:	Closing	Floor Covering:	Concrete, Laminate, Laminate Tile, Vinyl, Wall
Style Code:	61 - Comm Bldg Ovr 10K	Total Covered Prkg:	0
Approx Bldg SF:	7,263 sf	Features:	Signage Included, Storage
Potential Terms:	Cash Out	Water Source:	Public
Sewer:	Sewer Connected	Water Company:	TPU
Roof:	See Remarks	Power Company:	TPU
		Sewer Company:	Pierce County

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