

FOR SALE | OFFICE & DUPLEX

OWN YOUR BUSINESS LOCATION WHILE GENERATING RENTAL INCOME

REDEVELOPMENT POTENTIAL ON OVERSIZED LOT

OFFICE - 23106 100TH AVE W

DUPLEX - 23102-23104 100TH AVE W

Edmonds, WA

km Kidder
Mathews

FOR SALE OFFICE BUILDING & DUPLEX

EXECUTIVE SUMMARY

LOCATION	Located in the desirable Edmonds Westgate market
ADDRESSES	23106 100th Ave W - office building 23102-23104 100th Ave W - duplex Edmonds, WA
OFFICE BUILDING SIZE*	1,920 SF - vacant
RESIDENTIAL DUPLEX SIZE*	1,920 SF - occupied
LAND	37,737.5 SF Based on the attached survey supplied by owner
SALE PRICE	\$1,975,000

*Per Snohomish County records

PROPERTY HIGHLIGHTS

Owner-user office building available for immediate occupancy

Existing income-producing duplex

Ample parking

High visibility and convenient access

Potential for future rent growth

Great access to public transportation

Redevelopment potential on oversized lot

REDUCE OCCUPANCY COSTS

Own instead of lease

Lock in long-term occupancy costs

Benefit from loan principal reduction over time

LOCATION ADVANTAGES

Strong local economy

Affluent residential community

Easy access to Seattle via Highway 99, I-5, and the Edmonds Ferry

Walkable amenities

Restaurants, retail, and services nearby

Excellent long-term real estate fundamentals

FINANCIAL OPPORTUNITY

Rental income offsets ownership costs

Potential financing advantages for owner-occupied commercial properties

Long-term appreciation and equity growth

COMPETITIVE ADVANTAGES

Limited owner-user inventory in Edmonds

Income in place from day one

Flexible occupancy options

Attractive alternative to leasing

Opportunity to control your business location while creating passive income

LOCATION OVERVIEW



LOCATION OVERVIEW



PROPERTY OVERVIEW

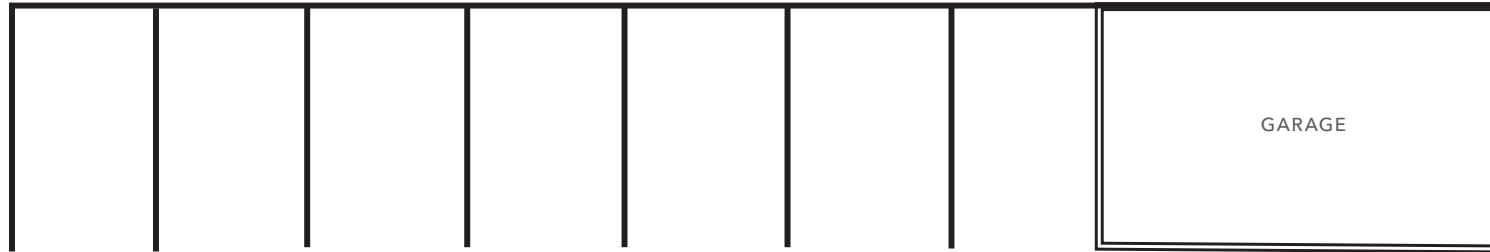
OFFICE BUILDING

ADDRESS	23106 100th Ave W, Edmonds, WA
TOTAL SIZE	2,320 SF total - 1,920 SF building - 400 SF garage
PARCEL NO.	00610700201201
ZONING	WMU
YEAR BUILT	1960
2026 TAXES	\$6,997.74
PARKING	10 stalls
COMMENTS	Easily divisible

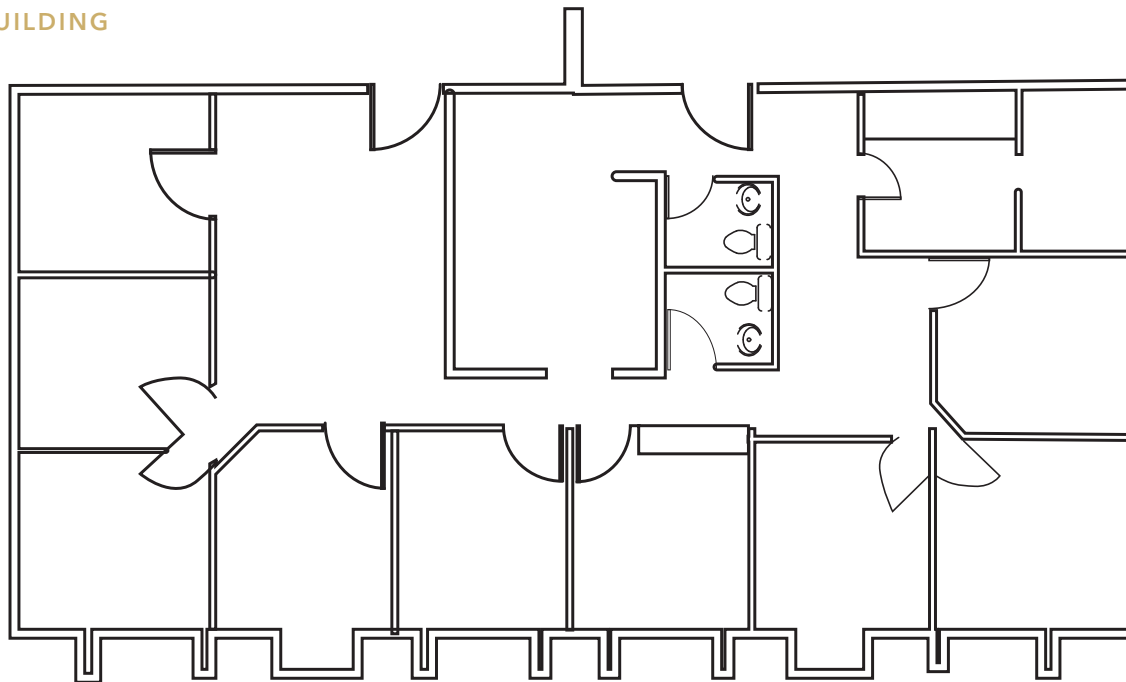


PLAN - OFFICE BUILDING

PARKING & GARAGE



OFFICE BUILDING



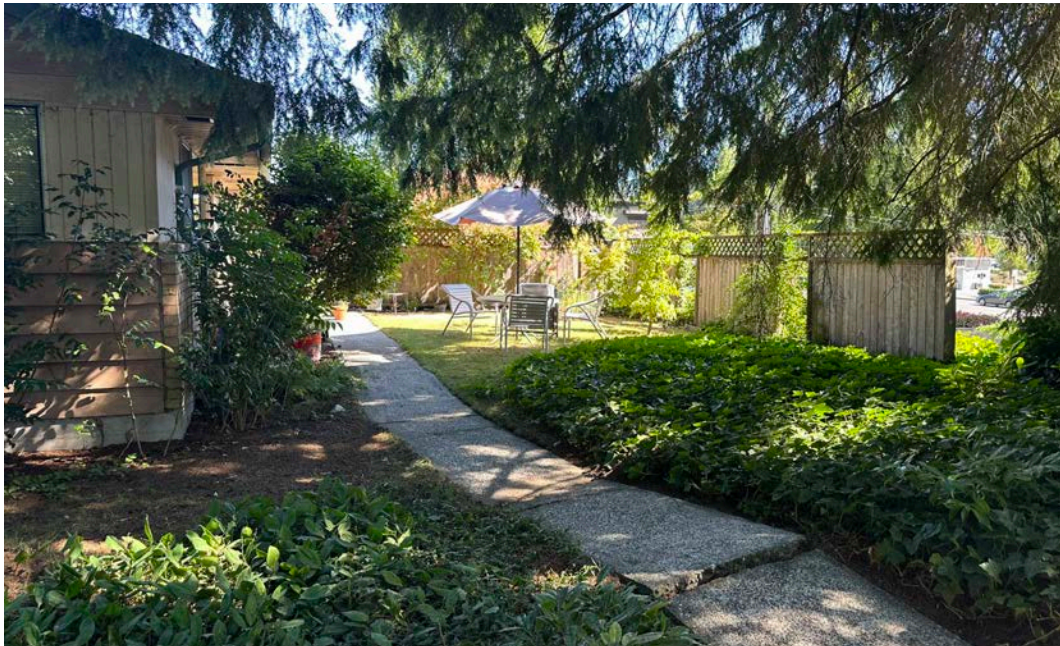
PROPERTY OVERVIEW

DUPLEX

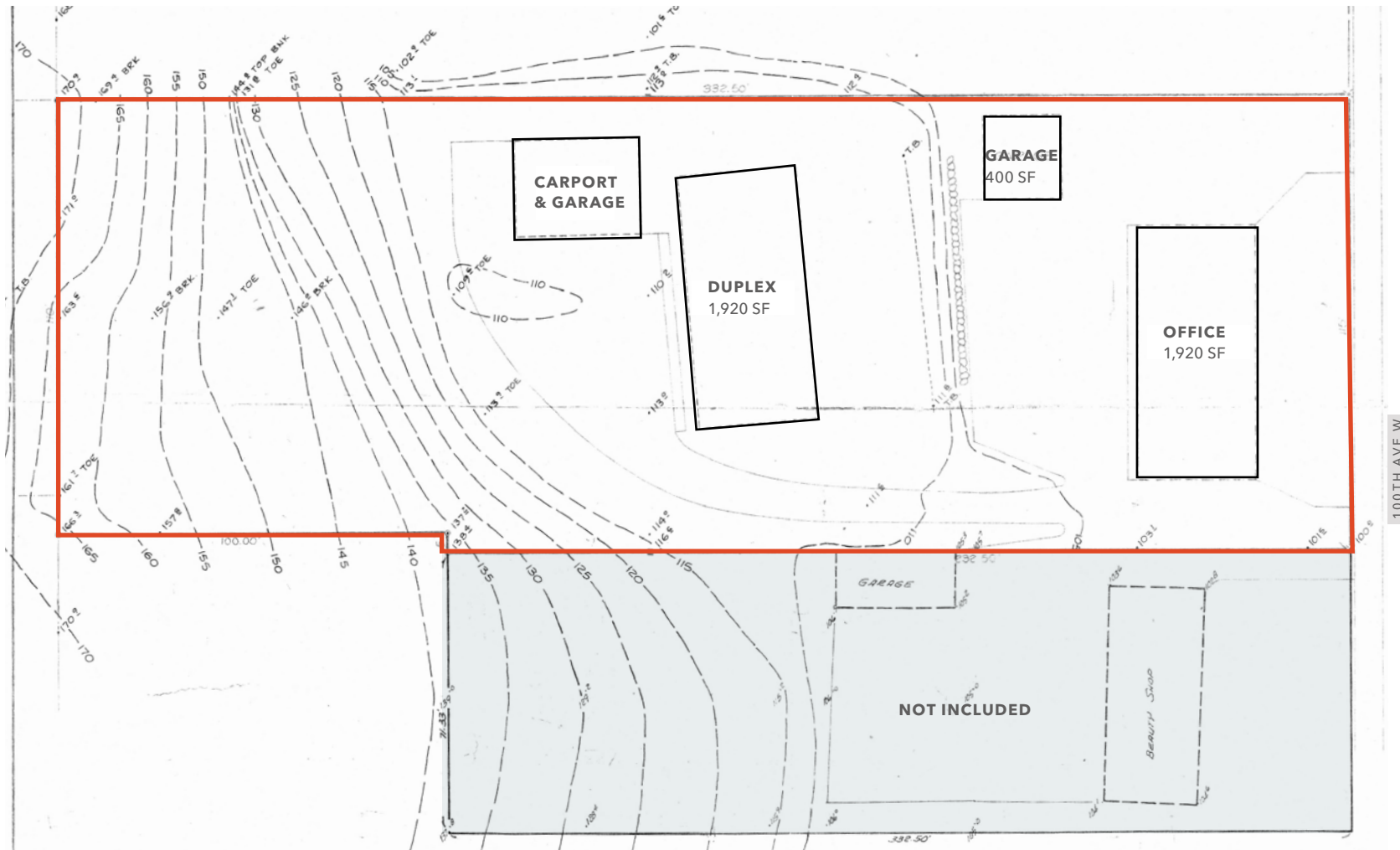
ADDRESS	23102 & 23104 100th Ave W, Edmonds, WA
TOTAL SIZE	1,920 SF
PARCEL NO.	00610700201202
ZONING	WMU
YEAR BUILT	1960
2026 TAXES	\$5,674.92
OPERATING EXPENSES	Tenant pays for electricity & garbage. Landlord pays for water
COMMENTS	Below market rental rates. No increase has been made for 2026

UNIT MIX

Unit Address	Bedrooms	Bathrooms	Term	Monthly Rent
23102	2	1	MTM	\$1,650
23104	2	1	MTM	\$1,550
TOTAL	4	2		\$3,200



SITE PLAN



Exclusively listed by

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