

# 21632

MARINE VIEW DRIVE S

## FOR SALE



# NEWMARK

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# OWNER/USER OR INVESTMENT OPPORTUNITY

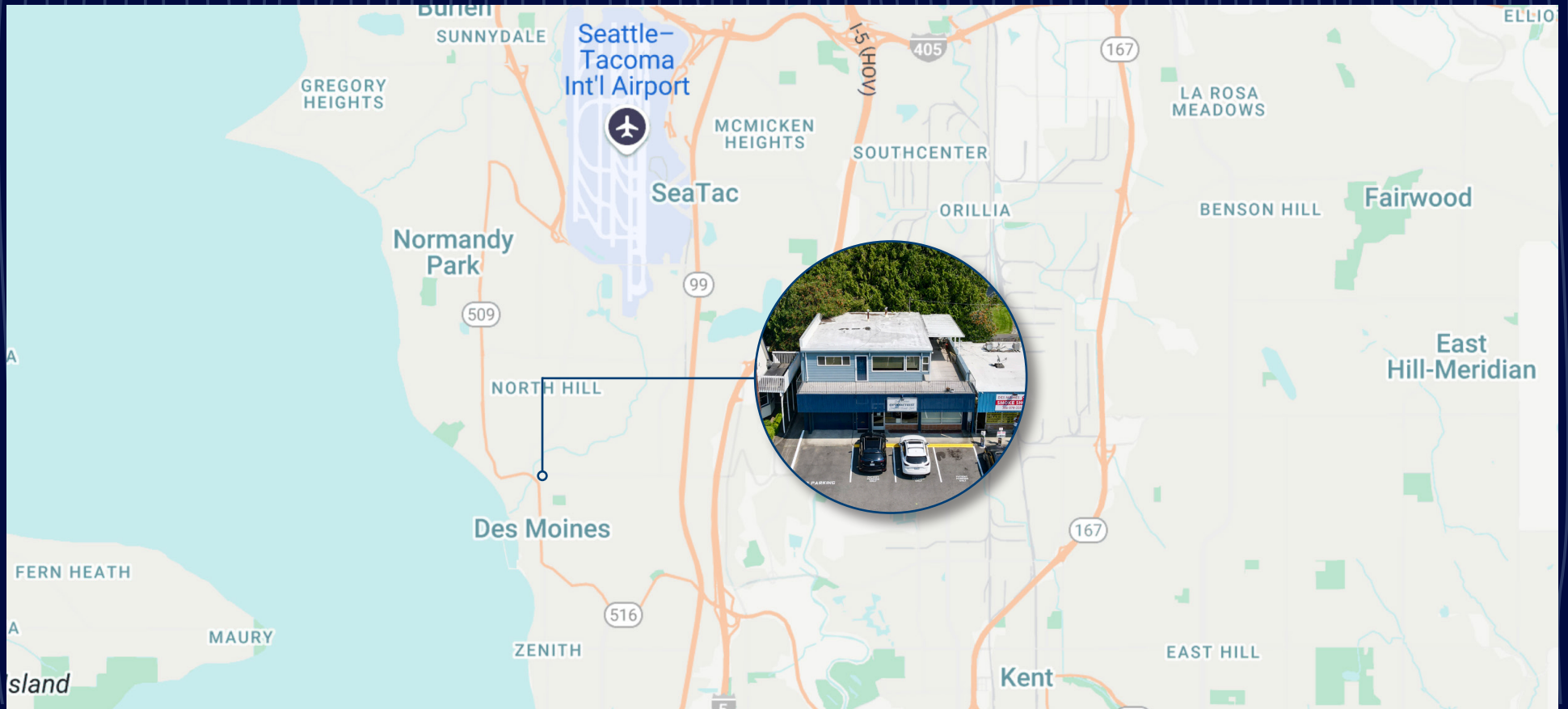
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21632 Marine View Dr S presents an ideal opportunity for a local owner or investor with long-term ambitions in Des Moines. The commercial unit, currently leased month-to-month, allows for easy integration of a new business. The 1 bed/1 bath apartment offers flexibility to serve as a residence or be leased separately for consistent income, enhancing the property's potential for strong returns in a prime location.

## BUILDING HIGHLIGHTS

- \$600,000 (\$212/SF)
- 2,829 SF
- Proforma 7% Cap Rate
- 6 dedicated parking stalls
- One unit (currently occupied by an optometrist on a month to month lease) - 1,148 SF
- One apartment unit (1bed/1bath with garage and patio) (available for lease) - 1,681 SF





# DRIVE TIMES

LOCATION	DISTANCE	TIME
Tacoma	19.5 Miles	30 Minutes
Seattle CBD	17.2 Miles	25 Minutes
Renton Municipal Airport	10.4 Miles	25 Minutes
Sea-Tac Airport	3.6 Miles	13 Minutes
I-5	2.5 Miles	10 Minutes

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