

FOR PURCHASE

# 4 UNIT COMMERCIAL BUILDING

10202 149TH ST E, PUYALLUP, WA 98374

[VIEW PROPERTY DETAILS](#) →

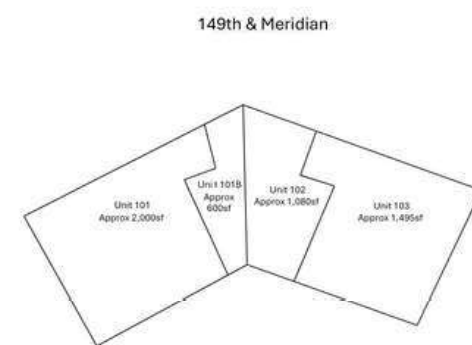


**John L. Scott** | REAL ESTATE

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**EXCLUSIVELY  
LISTED BY  
MIKE MANSOUR  
REALTOR®**



10202 149th Street E.  
Puyallup, WA, 98374  
Approximate Square Footage of Building 5,175

\*Floor plans and square footage are approximate and for illustration only. Verify exact measurements independently.

AN EXCEPTIONAL COMMERCIAL OPPORTUNITY IN THE HIGHLY DESIRABLE SOUTH HILL COMMUNITY - YOU WON'T WANT TO MISS THIS! THIS RETAIL MULTI-UNIT 5,200 SF PROPERTY IS A PROVEN INCOME-GENERATOR, FEATURING FOUR FULLY LEASED UNITS WITH LONG-TERM, RELIABLE TENANTS ALREADY IN PLACE. POSITIONED NEAR SUNRISE, THIS LOCATION BOASTS HIGH VISIBILITY, AMPLE PARKING, AND A GENEROUS SIZED LOT—JUST SHY OF AN ACRE! WITH DEMAND IN THIS AREA ONLY GROWING, THIS IS YOUR CHANCE TO SECURE AN ASSET IN A PRIME LOCATION!



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List Price:

\$2,100,000

Zoned:

Commercial  
-Long Term Tenants-

Size:

5,175 Divisible SqFt

Unit 101 – 2,000 SF

Unit 101B – 600 SF

Unit 102 – 1,080 SF

Unit 103 – 1,495 SF

Year Built:

1994

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## SOUTH HILL AREA HIGHLIGHTS

Located just 2 blocks away from Sunrise Village Center which hosts big name store brands like Target among various sit down restaurants, quick bites and eateries, this area serves a multitude of residents and their visitors.

This bustling area continues to offer convenience and growth. South Hill is growing at a rapid pace with new construction growing year over year.

POPULATION

**72,000**

AVG HOUSEHOLD INCOME

**\$102,000**

APPROX PARKING STALLS

**25**

ACRE

**0.69**

UNITS

**4**

SURROUNDING BUSINESSES

**15+**

