

RETAIL OWNER / USER

ERICKSON BUILDING

349 E 3RD STREET, NORTH BEND, WA 98045

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



NORTH BEND | OWNER / USER
OFFICE, RETAIL, OR SPECIALITY SERVICES

PURCHASE PRICE: \$1,150,000

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The Erickson Building presents a rare opportunity to acquire a versatile office/retail property in the heart of North Bend. With excellent visibility, convenient access to I-90, and stunning views of Mount Si, this property is ideally positioned for an owner/user seeking a headquarters, professional office, daycare or creative retail concept.

PURCHASE PRICE: \$1,150,000

ADDRESS: 349 E 3rd Street, North Bend, WA, 98045

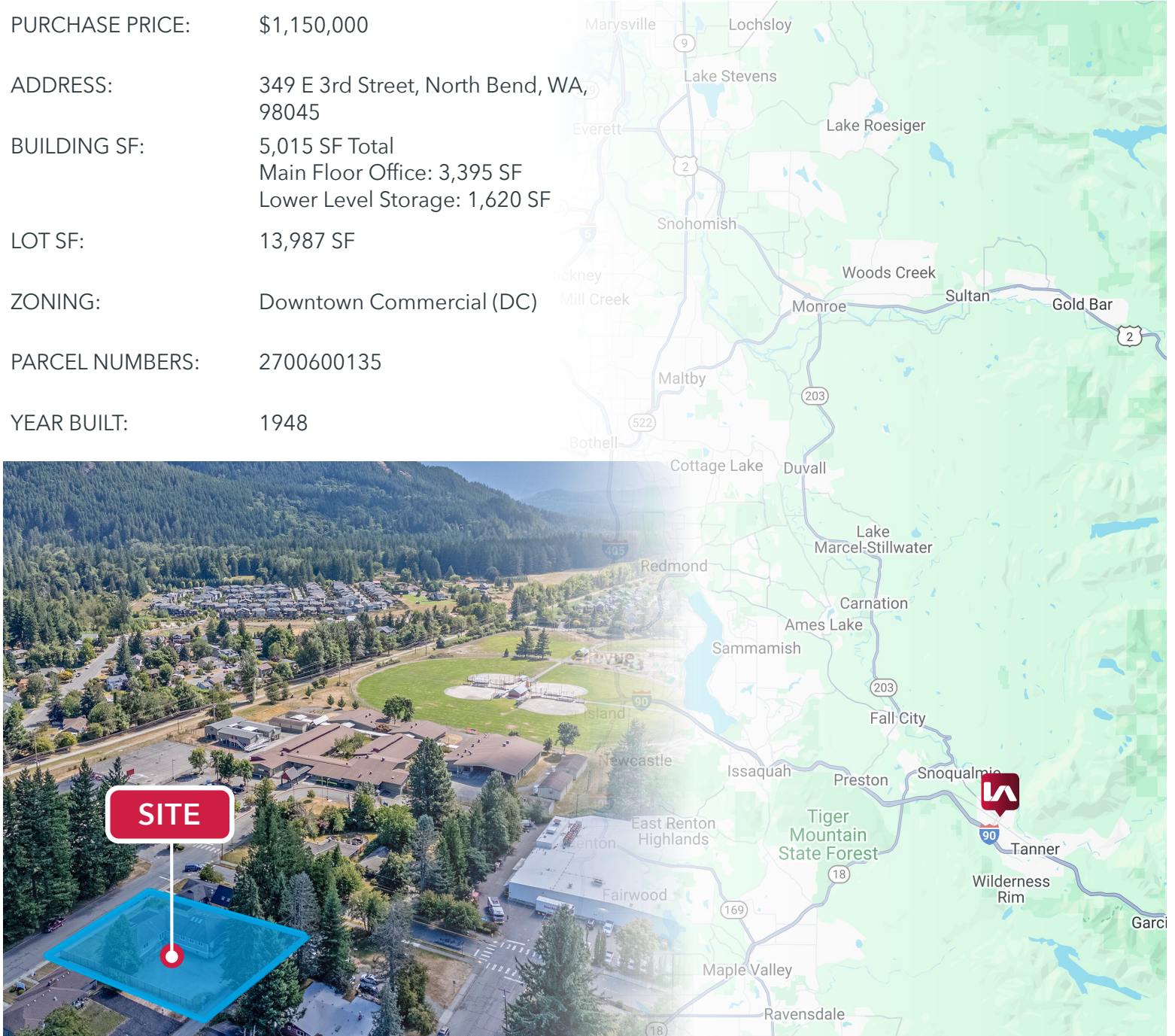
BUILDING SF: 5,015 SF Total
Main Floor Office: 3,395 SF
Lower Level Storage: 1,620 SF

LOT SF: 13,987 SF

ZONING: Downtown Commercial (DC)

PARCEL NUMBERS: 2700600135

YEAR BUILT: 1948



CONTACT

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Property Highlights

The Erickson Building provides unmatched flexibility for users who need a blend of office and storage functions in a highly accessible location. Whether for a professional practice, creative studio, retail showroom, or specialty service business, this property offers the infrastructure and visibility to support long-term success.

Built in 1948 and thoughtfully improved over the years, the building combines functionality with character. Its Downtown Commercial (DC) zoning allows for a range of potential uses to fit both professional and retail occupiers.



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NORTH BEND DEMOGRAPHICS

Nestled in the charming community of North Bend, the property offers the perfect balance of small-town character and regional connectivity. Downtown shops, cafes, and services are within walking distance, while North Bend Premium Outlets, Safeway, and Starbucks are just minutes away.

With I-90 less than one mile from the site, businesses enjoy easy access to Bellevue, Seattle, and Snoqualmie Pass. The area continues to grow, fueled by steady residential development and increasing demand for professional services.

23,487



Total
Population

77



Walk Score
Very Walkable

8,567



Total
Households

\$200,294



Average Household
Income

\$929,651



Average
House Value



**Demographic data derived from 2020 ACS - US Census, within a 5-mile radius from property*

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