



34049 Military Rd S

34049 Military Rd S, Auburn, WA 98001

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34049 Military Rd S

\$1,500,000

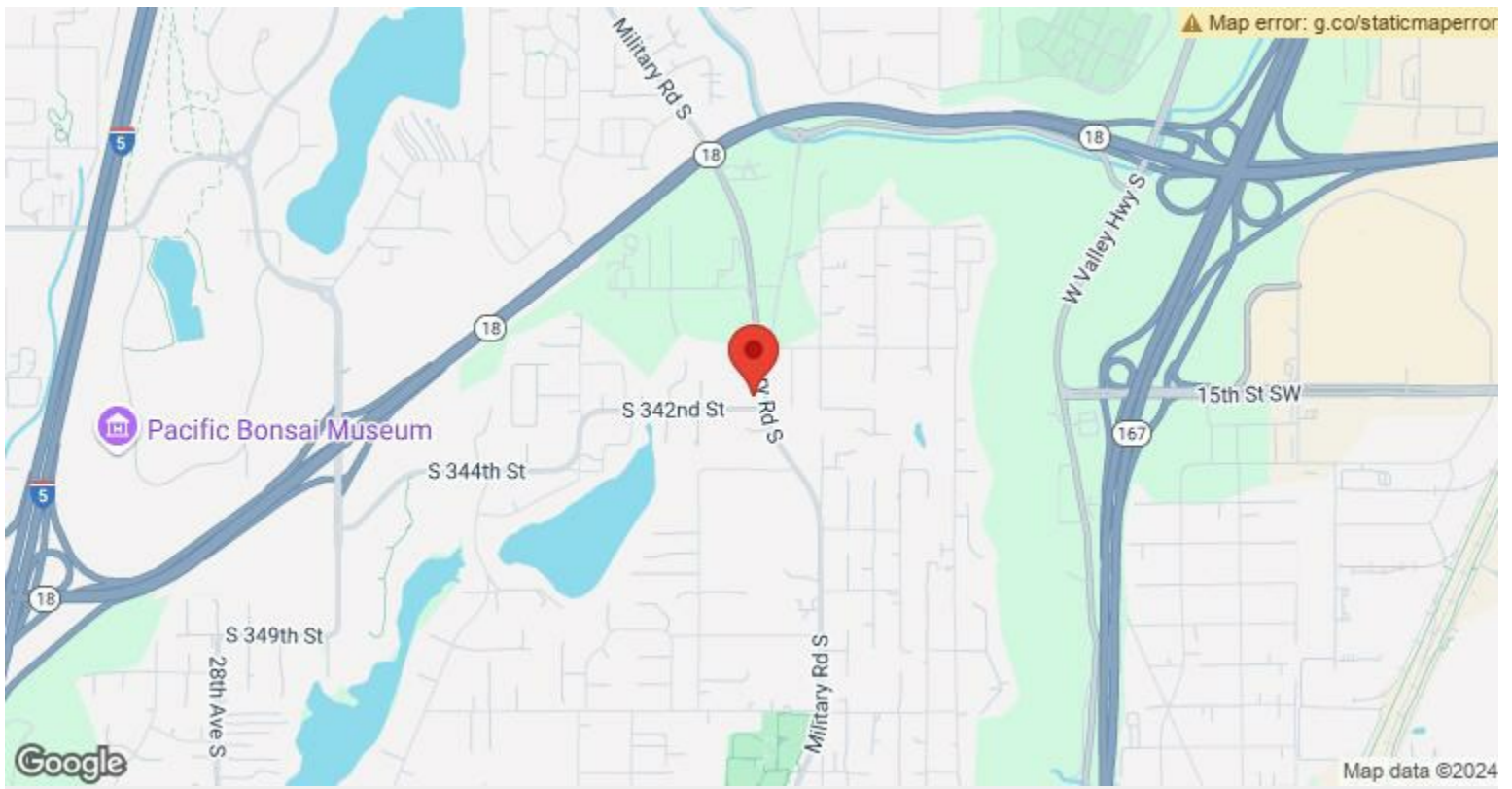
Prime corner lot on Military Rd. in Auburn with excellent visibility and high traffic count. Zoned NB (Neighborhood Business), this property offers diverse commercial and development opportunities. The site includes an espresso stand (currently generating up to \$30K a month in income) and a former auto retail shop building, providing multiple flexible use options. Ideal for businesses seeking a strategic location with easy access to major highways. This is a chance to capitalize on a versatile property in a high-demand area.

Contact Primary Contact with all questions and tour requests. Do not disturb tenant and do not walk property without prior permission.

- Prime corner lot on Military Rd. in Auburn with excellent visibility and high traffic count
- NB zoning offers diverse commercial and development opportunities
- Easy access to major highways



Price:	\$1,500,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.39 AC
Gross Building Area:	1,360 SF
No. Stories:	1
Year Built:	1967
Tenancy:	Single
Parking Ratio:	15.87/1,000 SF
Zoning Description:	BN, King County
APN / Parcel ID:	506640-0382
Walk Score ®:	22 (Car-Dependent)



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