



**NIMA CYRUS BAGHA**

AQUA REAL ESTATE

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## 2 COMMERCIAL PROPERTIES FOR SALE AS A PORTFOLIO

**Both have to be sold together. Cap Rate 7.5% Combined.**



5903 244th St SW  
Mountlake Terrace, WA 98043  
**Offered at \$1,650,000**

Positioned at the gateway to Mountlake Terrace, just off I-5 and adjacent to the Gateway Development and newly constructed Terrace Station—with the 244th Light Rail station arrived in 2024—this property offers a rare investment and redevelopment opportunity. The site features an existing two-story office building fully leased to eight tenants across two tax parcels, with abundant on-site parking. Its level topography and prominent location—bordered by streets on three sides—enhance both accessibility and visibility. Zoning supports future redevelopment for up to 18 residential units along with approximately 2,000 square feet of prime ground-floor retail space, as indicated by a recent massing study. The current income stream provides a stable hold during entitlement or a solid long-term investment option.



106 Central Ave N  
Kent, WA 98032  
**Offered at \$1,350,000**

Positioned in the core of downtown Kent, this high-visibility property offers a rare opportunity to invest in a rapidly growing, transit-oriented area. Surrounded by established amenities and ongoing development, commercial building fully leased with 3 tenants. With immediate access to SR 167, SR 516, and I-5, the location provides strong regional connectivity to Seattle, Tacoma, and beyond. Proximity to Kent Station, ShoWare Center, and the Green River Trail enhances its appeal, offering a vibrant mix of transit, lifestyle, and recreation.