

OFFICE FOR SALE

2ND ST IN PUYALLUP

413 2ND ST NE, PUYALLUP, WA 98372



KELLER WILLIAMS COMMERCIAL

1029 E Main, Suite 201
Puyallup, WA 98372

KW COMMERCIALSM

Each Office Independently Owned and Operated

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413 2ND STREET NORTHEAST



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PROPERTY SUMMARY

413 2ND STREET NORTHEAST



Summary

Price: \$530,000

Building SF: 3,368

Lot Size: 6,000 SF

Year Built: 1924

Renovated: 2024

Market: Pierce

Sub-market: Puyallup

Type: Office

Zoning: CBD - Central Business District

Property Overview

Excellent opportunity for a home business or convert the whole house into an office! This charming 1920's residential home has been rezoned into Puyallup's Central Business District allowing for Professional services, Daycare, Vet Clinic and more. The property has excellent frontage on 2nd St NE, a main thoroughfare through downtown Puyallup, and is surrounded by existing commercial traffic. There is alley access to the rear of the property for additional parking opportunities.

The interior of the house has been well maintained with a recently updated kitchen. There are 4 bedrooms, 1 bathroom, and a daylight basement. Must see property with tons of potential!

Highlights

- Live / Work Balance
- Zoned Puyallup CBD
- Well Maintained

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PICTURES

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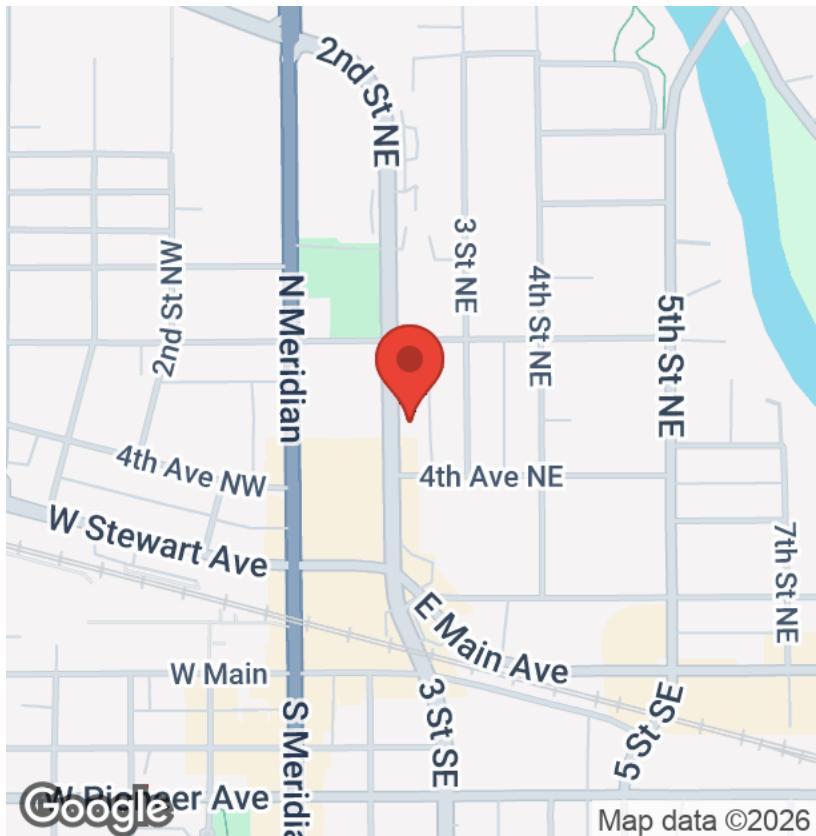
LOCATION OVERVIEW

413 2ND STREET NORTHEAST



Location Overview

This property is located in Downtown Puyallup with nearly 50 ft of frontage on 2nd St NE. The road is a multi-lane, one-way thoroughfare bringing traffic from South Hill to Hwy 167. The alley access to the back of the property creates a great opportunity for additional parking and easier ingress/egress for potential clients.



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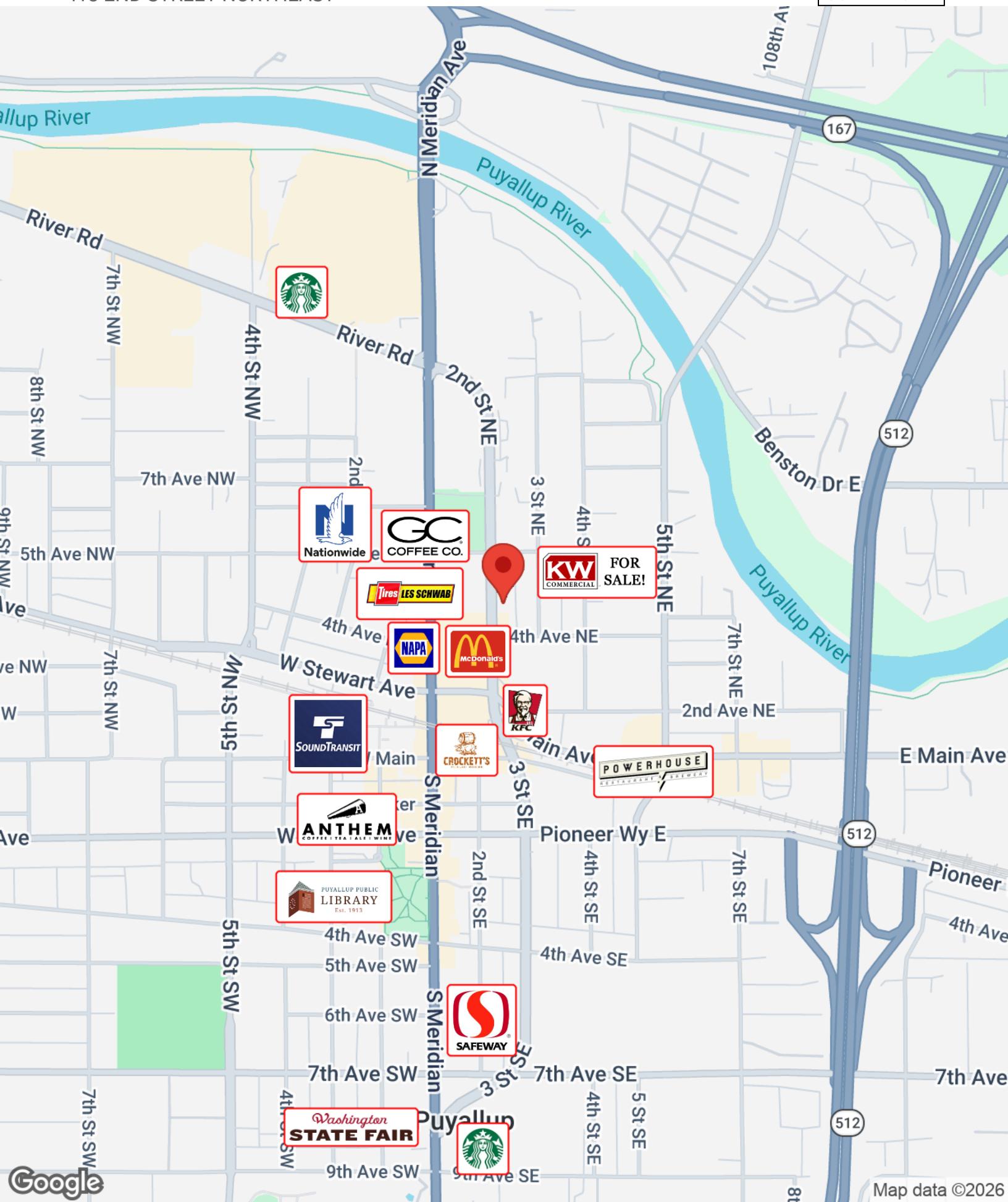
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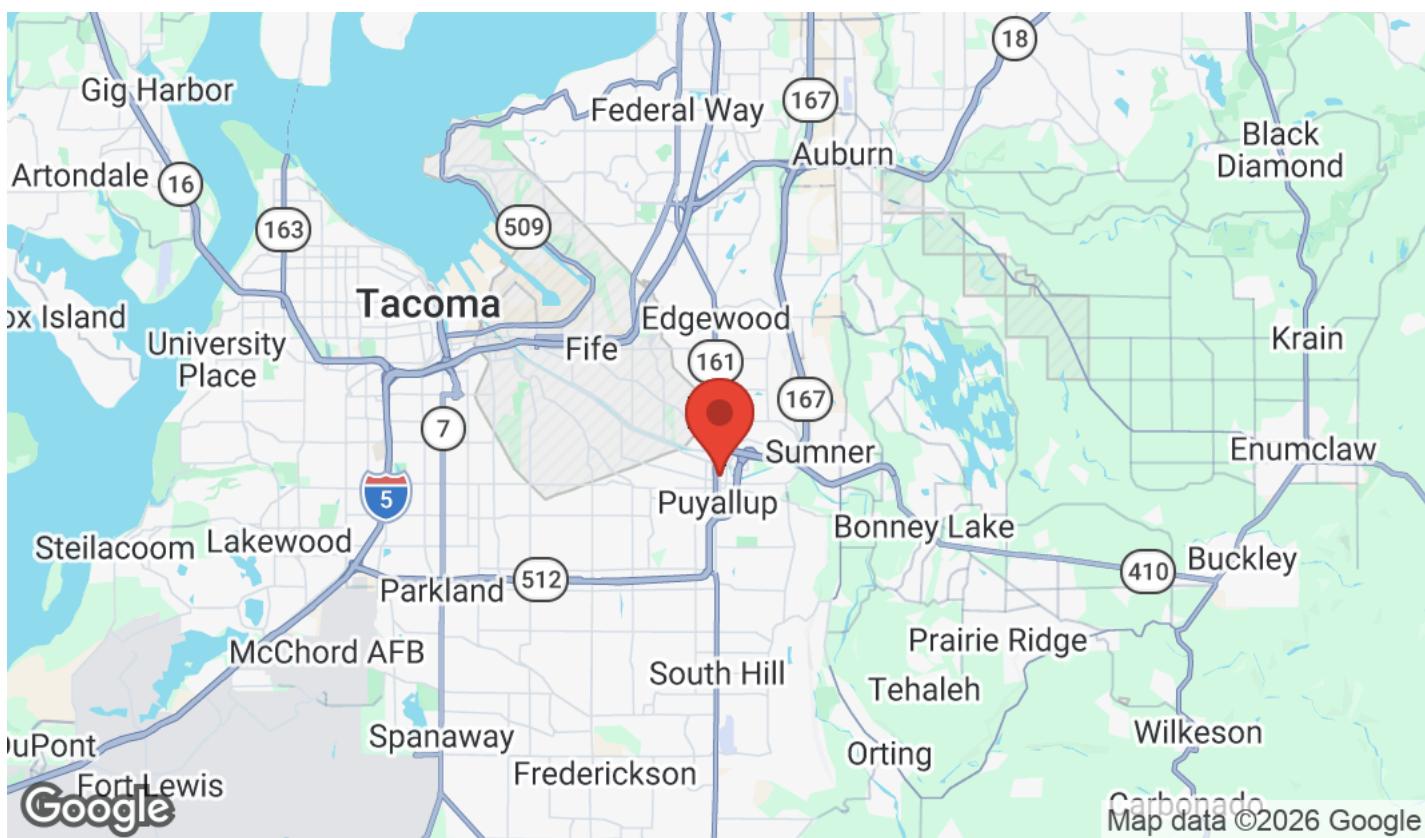
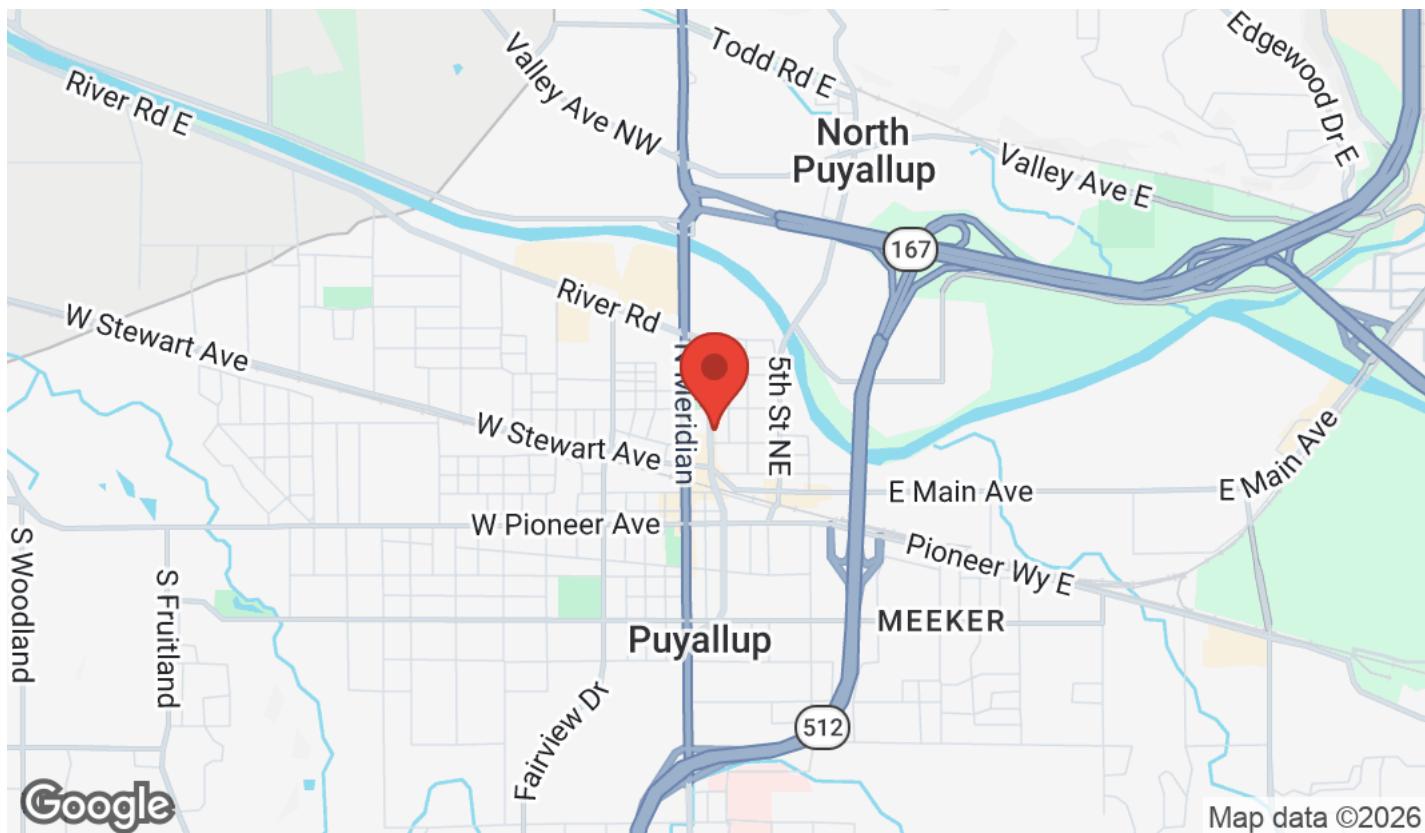
BUSINESS MAP

413 2ND STREET NORTHEAST



LOCATION MAPS

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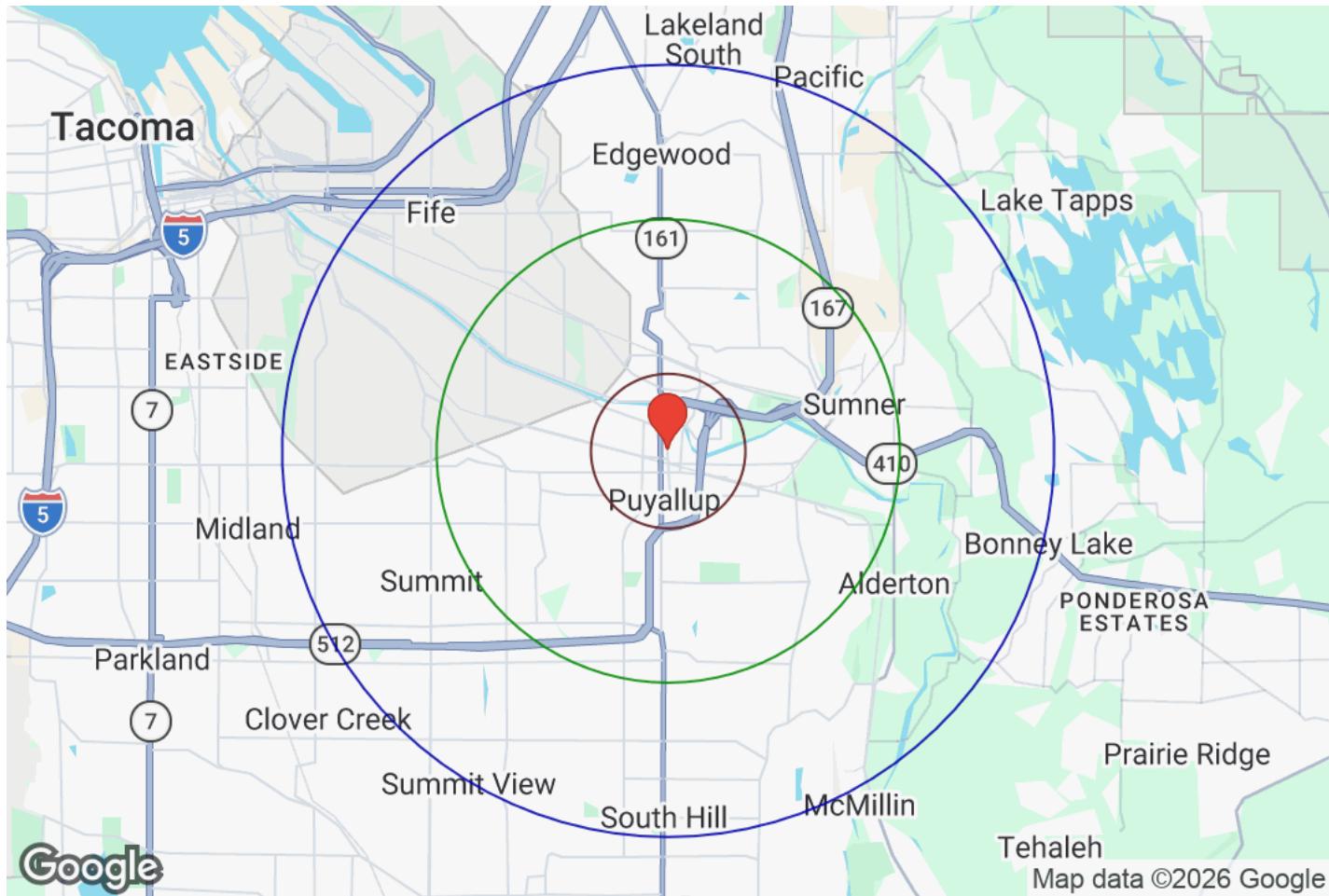
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DEMOGRAPHICS

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Legend: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles	Age	1 Mile	3 Miles	5 Miles
Male	6,408	32,197	79,468	Ages 0 - 14	2,040	11,639	29,690
Female	6,214	32,412	80,248	Ages 15 - 24	1,392	7,198	18,377
Total Population	12,622	64,609	159,716	Ages 25 - 54	5,530	26,662	66,823
				Ages 55 - 64	1,467	7,895	18,888
				Ages 65+	2,193	11,215	25,939
Race / Ethnicity	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
White	8,733	43,695	103,863	Median	\$85,143	\$102,928	\$103,500
Black	587	3,127	8,720	Under \$15k	271	960	2,622
Am In/AK Nat	143	523	1,278	\$15k - \$25k	294	1,266	2,471
Hawaiian	163	653	1,996	\$25k - \$35k	404	1,086	2,631
Hispanic	1,482	7,533	19,517	\$35k - \$50k	560	1,878	4,286
Asian	602	4,374	12,474	\$50k - \$75k	823	3,117	8,246
Multiracial	846	4,400	11,164	\$75k - \$100k	1,150	4,291	9,768
Other	67	291	703	\$100k - \$150k	1,499	6,254	13,930
Housing	1 Mile	3 Miles	5 Miles	\$150k - \$200k	312	3,044	7,844
Total Units	6,114	27,971	66,645	Over \$200k	324	4,158	10,538
Occupied	5,639	26,057	62,336				
Owner Occupied	2,398	15,382	37,580				
Renter Occupied	3,241	10,675	24,756				
Vacant	476	1,914	4,309				

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