

JOHNSON
COMMERCIAL



NOW OFFERED FOR SALE
Hermitage Court Office Building

1720 S. 72ND ST | TACOMA, WA 98408



11120 Gravelly Lake Dr SW Ste 2
Lakewood, Washington 98499
johnson-commercial.com

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ABOUT THE PROPERTY

Offered for sale is the stately Hermitage Court, a two-story Tacoma professional and medical office building located on South 72nd St near the I-5 on-ramp. Tacoma is the second largest city in the Puget Sound area. With a population of about 219,346, it's the third most populated city in the state. The South Sound region, with a population of about 1 million, is considered the economic and cultural center. Tacoma is also situated conveniently about 30 miles between Seattle and Olympia along I-5. Heritage Court's proximity to easy I-5 access is just one of the benefits.

This multi-tenant property offers five leasable suites, three of which are currently available, creating an excellent opportunity for an owner-user or investor seeking immediate occupancy with additional income potential. Notably, the vacancies include spaces formerly occupied by a long-standing chiropractic clinic and a home health agency, underscoring the building's established reputation as a destination for medical and professional tenants.

PROPERTY OVERVIEW

Address	1720 S. 72nd St. Tacoma, WA 98408
Tax ID	934500-0-523
Building Size	9,296 SF
Year Built	1984
Year Updated	2000
Lot Size	0.3811 ac (16,600 SF)
Zoning	C2 (General Neighborhood Commercial District 2)

\$1,600,000

PRICE

8.8%

PRO FORMA CAP RATE

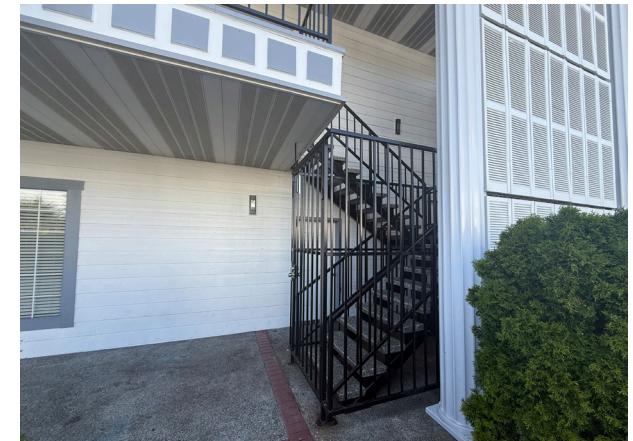
The information contained herein has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.



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Tax Map



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