

EXACTO BUILDING & SHOP

FOR SALE



KELLER WILLIAMS COMMERCIAL
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13826 50TH AVE E, TACOMA, WA

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EXECUTIVE SUMMARY

13826 50TH AVE E, TACOMA, WA



OFFERING SUMMARY

AVAILABLE SF:	5,680 SF plus 725 SF of storage “shed” space per PCAR
MANUFACTURED HOME:	1,440 SF PCAR
SALES PRICE:	\$1,200,000
FRONTAGE:	50th Ave E
YEAR BUILT:	1977
PARKING:	15 or 2.25/1,000
ZONING:	RSep – Rural Separator (Nonconforming use)

PROPERTY OVERVIEW

Operating machine shop located off Canyon Road includes 4,800 square feet shop space, 880 square feet of office space and 725 square feet for storage. Perfect for owner/occupant buyer! Situated on a 36,000 square foot lot with a double wide manufactured home on site allows for a “live/work” situation or rental income, estimated at \$2,500 per month. Current use in non-conforming, with Rural Separator zoning.

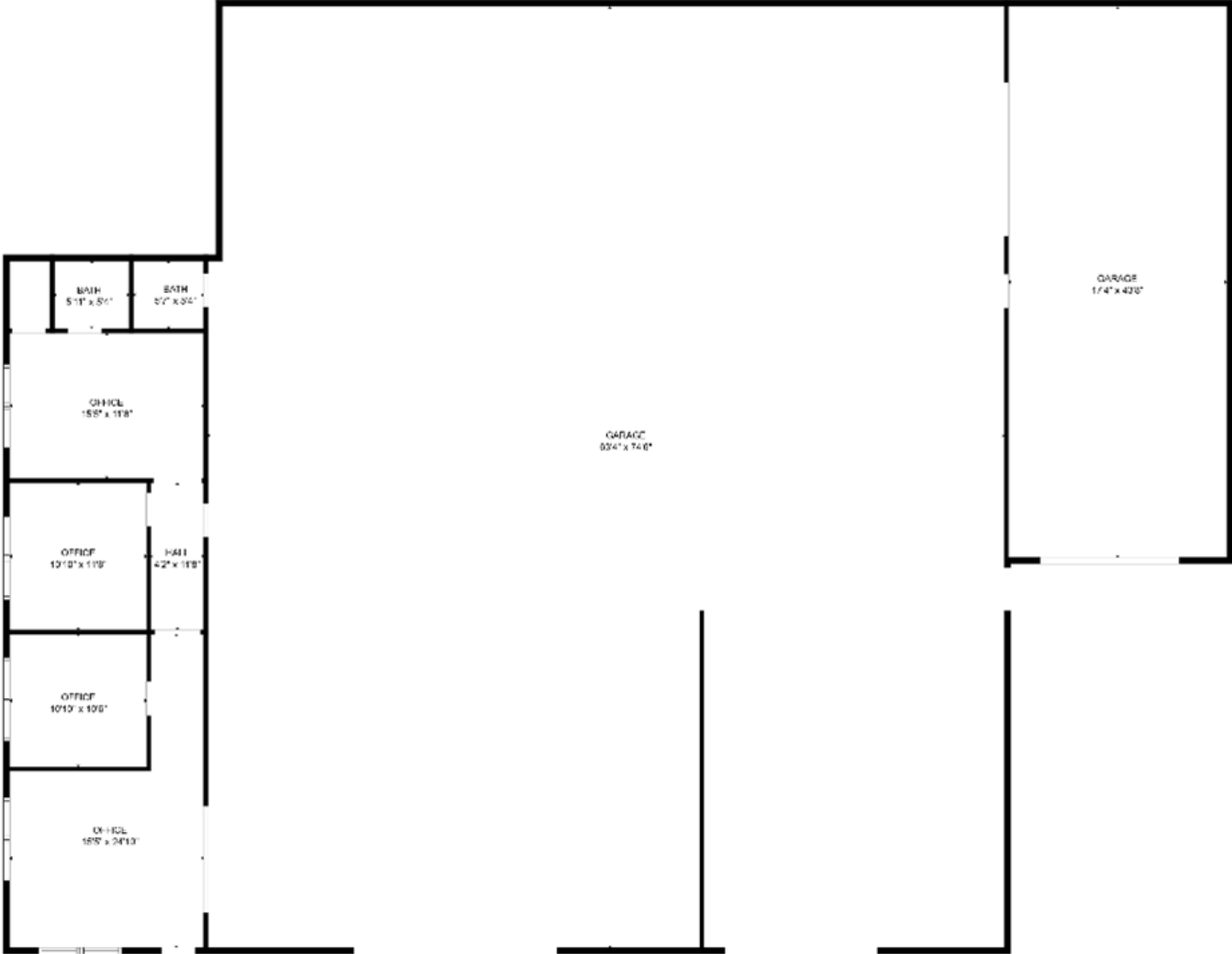
The current layout of the buildings are shown on the next pages.

PROPERTY HIGHLIGHTS

- Convenient location within ¼ of Canyon Road
- Easy freeway access
- Level lot with plentiful parking
- Manufactured home with fenced yard
- Hard to find Owner/occupied property!

FLOOR PLAN | SHOP SPACE

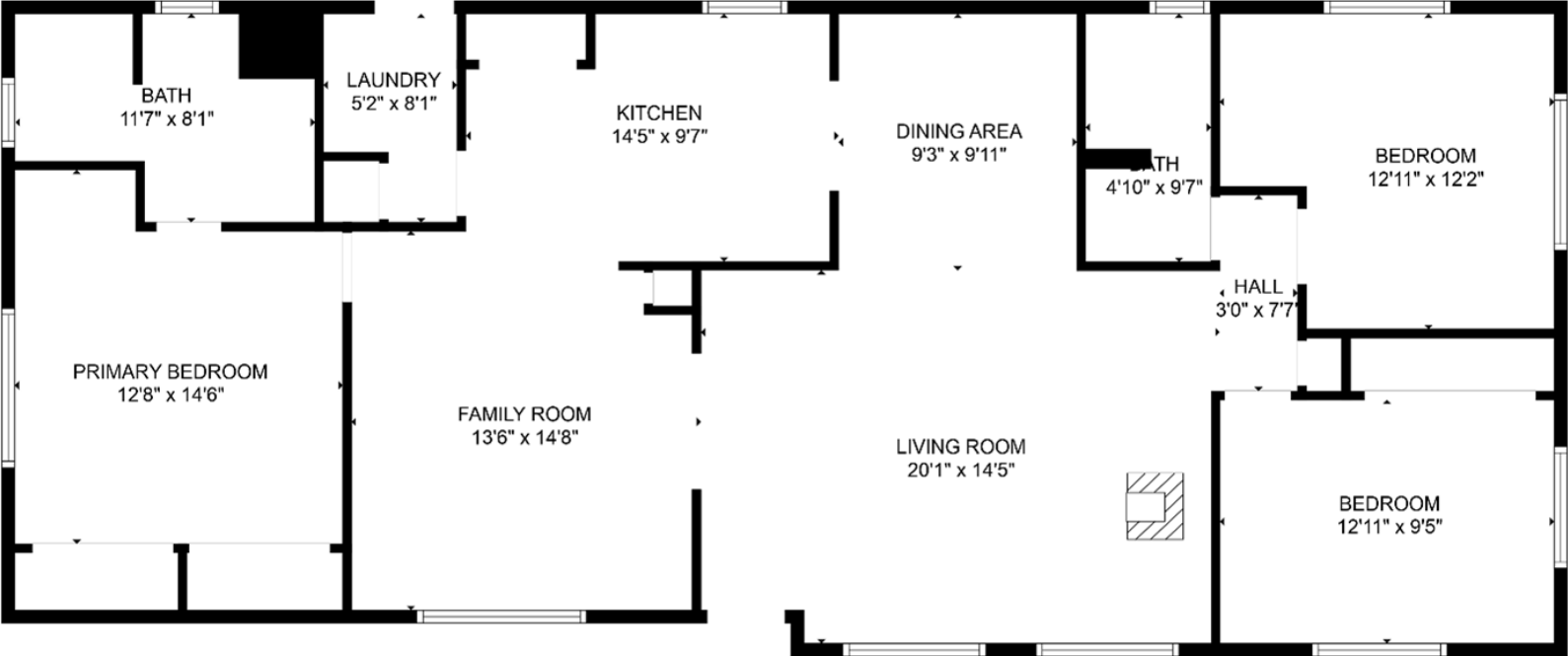
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

FLOOR PLAN | MANUFACTURED HOME

13826 50TH AVE E, TACOMA, WA



ESTIMATED AREAS

GLA FLOOR 1: 1495 sq. ft EXCLUDED AREAS 0 sq. ft
Total GLA 1495 sq. ft, total area 1495 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

LOCATION & HIGHLIGHTS

13826 50TH AVE E, TACOMA, WA



PROPERTY INFORMATION

Building Name:	Exacto Building & Shop
Street Address:	13826 50th Ave E
City, State, Zip:	Tacoma, WA 98446
County:	WA - Pierce
Market:	Pierce County
Sub-Market	Tacoma

LOCATION OVERVIEW

This property is situated in the unincorporated area of Tacoma, Pierce County, Washington, with easy access to major regional roads and highways, providing convenient transportation and logistical capabilities for commercial and industrial activities.

Interstate 5 (I-5): Approx. 6 miles to the west, offering access to key routes north to Seattle and south to Portland.

State Route 512 (SR 512): Located about 4 miles to the north, providing an east-west route through Pierce County.

SR 167: Roughly 6 miles to the east, this highway connects the property to Renton and other nearby cities in King County.

The location has strong road connectivity, making it ideal for distribution, storage, or light manufacturing operations.

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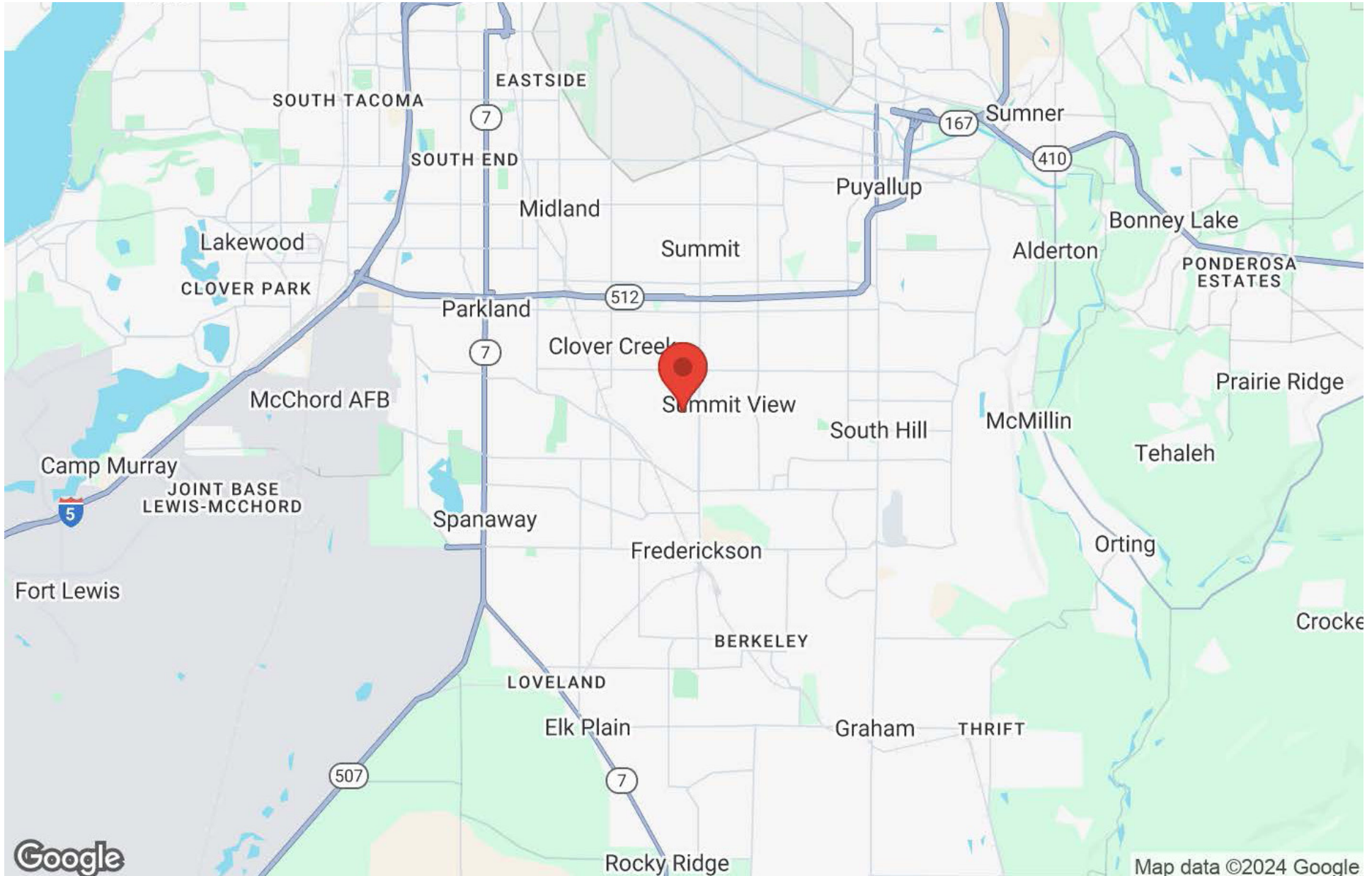
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LOCATION MAPS



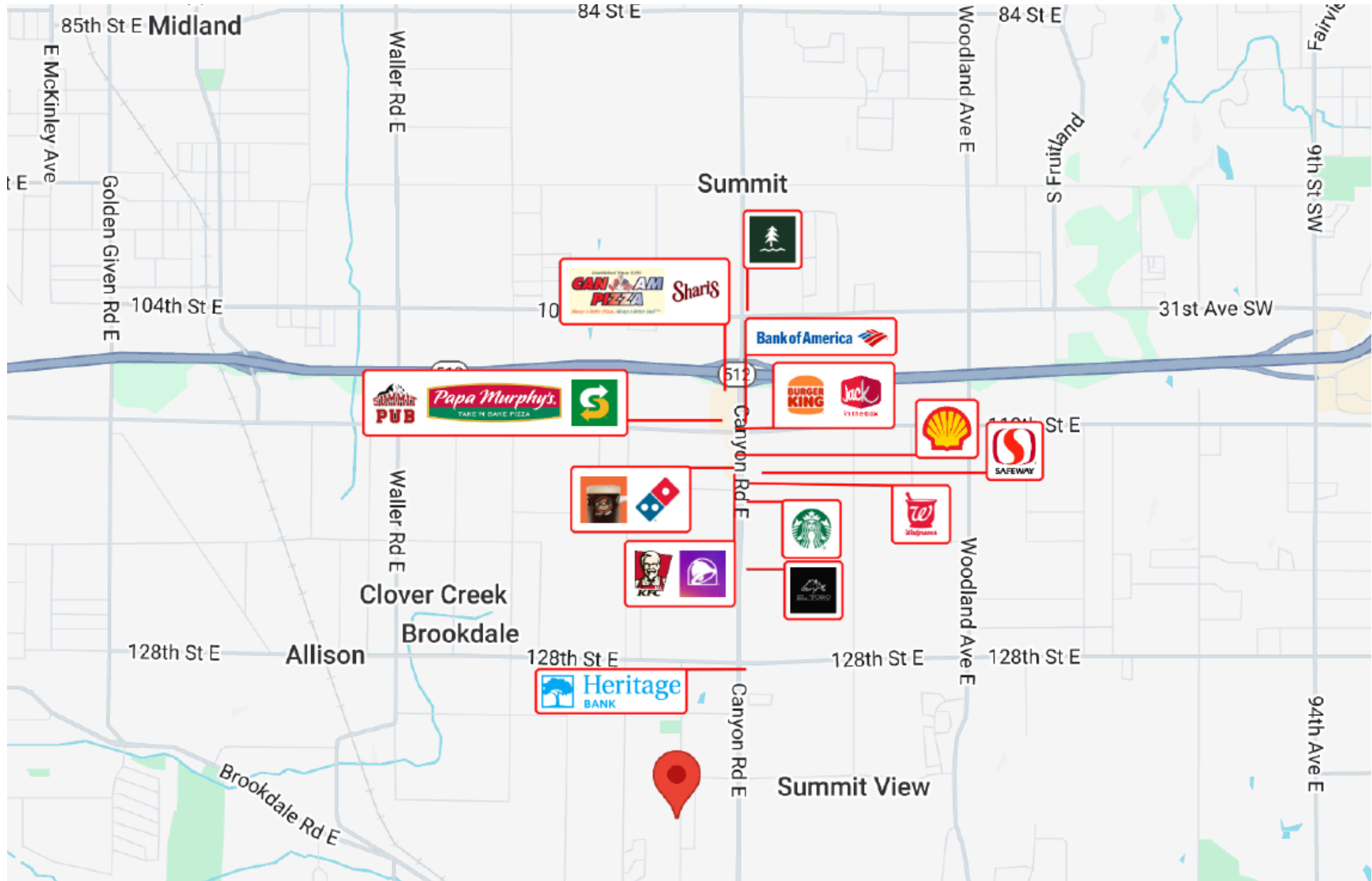
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BUSINESS MAP

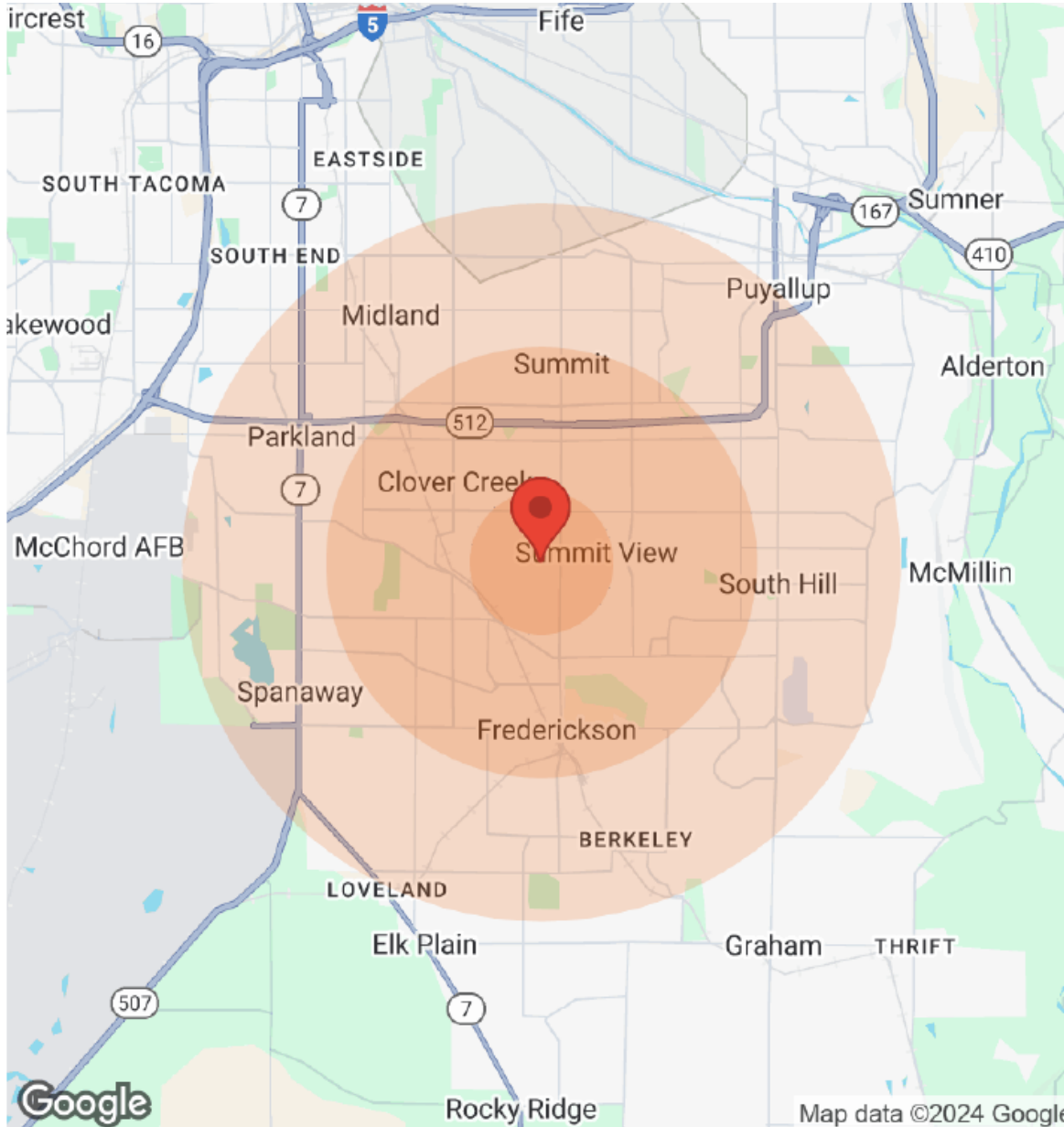


13826 50TH AVE E, TACOMA, WA



DEMOGRAPHICS

13826 50TH AVE E, TACOMA, WA



Population	1 Mile	3 Miles	5 Miles
Male	2,229	27,242	98,116
Female	2,218	27,462	100,511
Total Population	4,447	54,704	198,627

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	818	11,466	43,328
Ages 15-24	643	8,071	29,297
Ages 25-54	1,695	21,028	76,174
Ages 55-64	609	6,592	22,853
Ages 65+	682	7,547	26,975

Race	1 Mile	3 Miles	5 Miles
White	3,739	42,312	148,530
Black	150	2,712	11,452
Am In/AK Nat	7	220	808
Hawaiian	27	889	3,169
Hispanic	260	4,694	20,542
Multi-Racial	712	11,720	47,914

Income	1 Mile	3 Miles	5 Miles
Median	\$71,194	\$65,833	\$60,382
< \$15,000	65	1,045	5,900
\$15,000-\$24,999	99	1,366	5,931
\$25,000-\$34,999	107	1,782	6,260
\$35,000-\$49,999	198	2,628	10,880
\$50,000-\$74,999	504	5,023	16,099
\$75,000-\$99,999	181	3,529	11,538
\$100,000-\$149,999	410	3,146	10,680
\$150,000-\$199,999	53	727	2,644
> \$200,000	44	288	1,063

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,812	20,894	75,572
Occupied	1,704	19,763	70,937
Owner Occupied	1,365	14,301	47,370
Renter Occupied	339	5,462	23,567
Vacant	108	1,131	4,635