

14711 15TH AVE NE

Shoreline, WA 98155



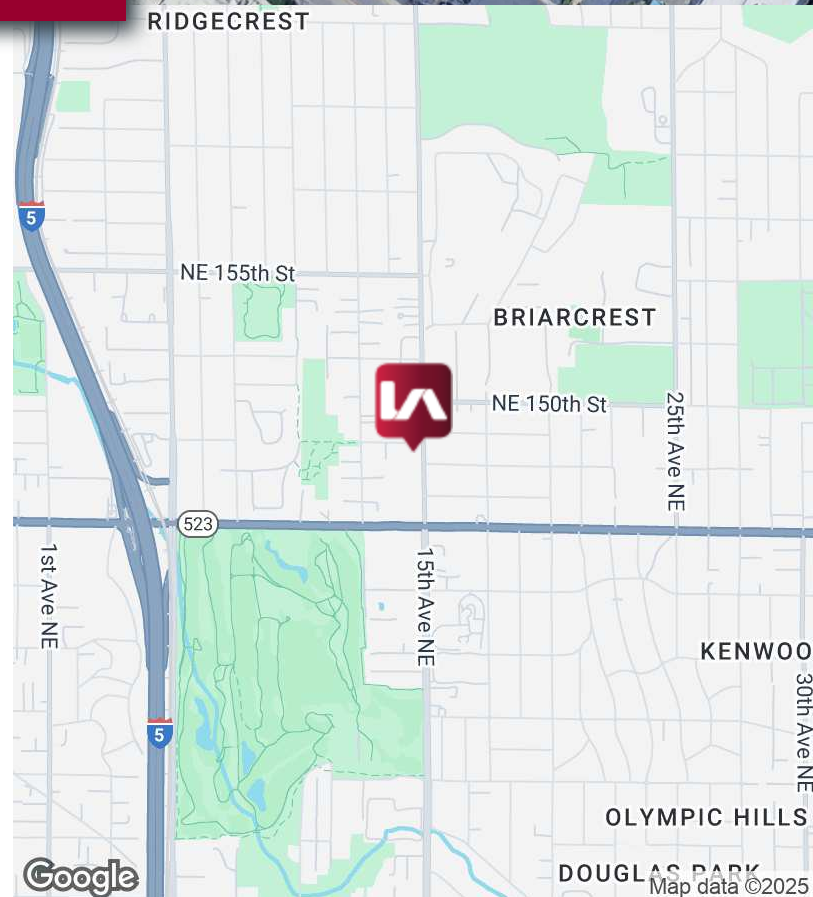
RETAIL/DEVELOPMENT PROPERTY SALE

LISTING INFORMATION

PROPERTY SIZE:	17,072 SF
TOTAL SF:	6,308 SF
SUITE A:	1,640 SF
SUITE B:	3,506 SF
SUITE C:	1,262 SF
SALE PRICE:	\$3,200,000
ZONING:	CB (City of Shoreline)
PARKING:	20 stalls
PARCEL:	#663290-0070

COMMENTS

This 6,308 SF building is currently being used as an automotive center, with three separate suites that are occupied by three different auto service businesses. It is highly visible along 15th Ave NE, with multiple building signs and a large pole sign. The Property has a generous 20 parking stalls (3.17 stalls/1,000 SF). The Property has a height limit of 60', but it is earmarked to be upzoned to a height of 70'.
Shown by appointment only, contact Listing Broker, please do not disturb tenants.



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PHOTOS



CONTACT

Chris Aberg

caberg@lee-associates.com

206.773.2683

Jeff Tillman

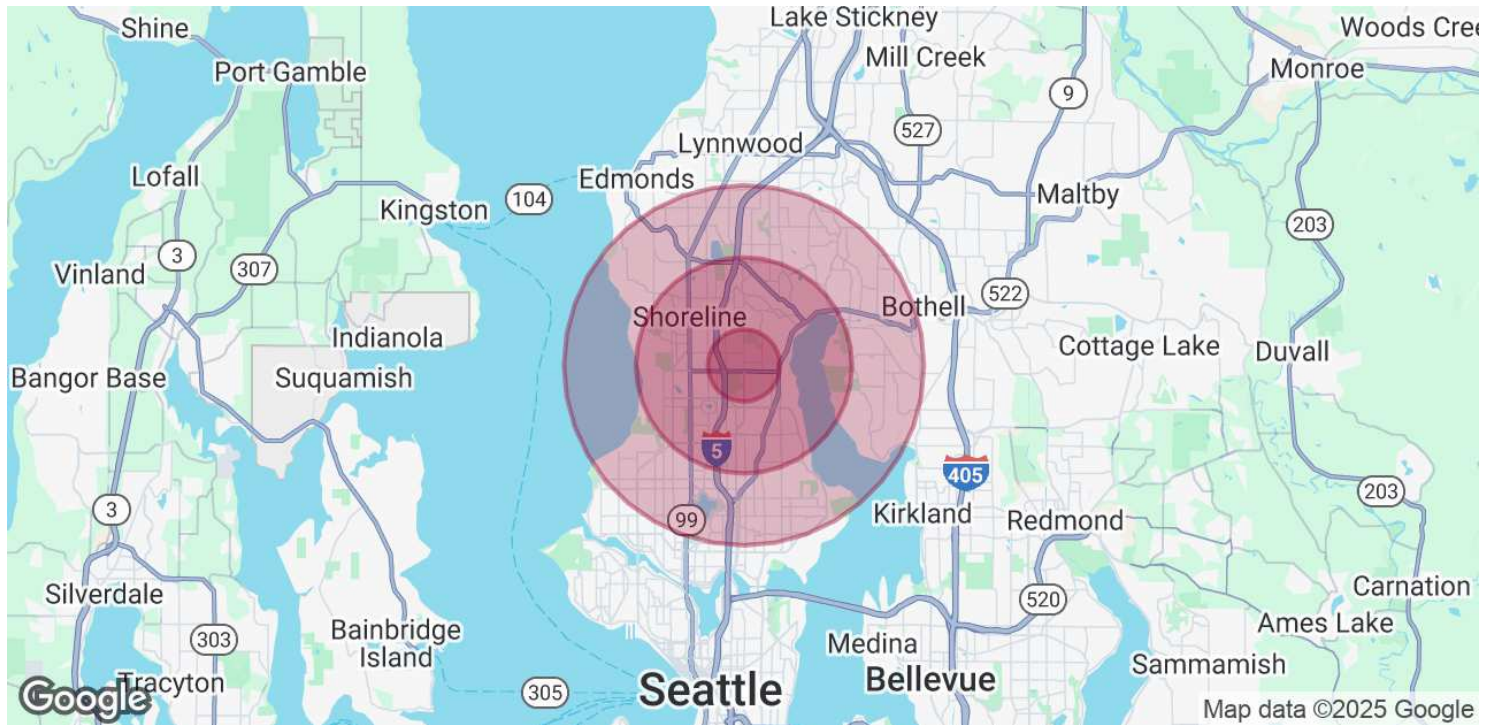
jtillman@lee-associates.com

206.219.1286

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,418	153,133	407,012
AVERAGE AGE	41	42	40
AVERAGE AGE (MALE)	40	40	39
AVERAGE AGE (FEMALE)	43	43	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,095	65,773	169,210
# OF PERSONS PER HH	2.5	2.3	2.4
AVERAGE HH INCOME	\$144,346	\$152,776	\$172,865
AVERAGE HOUSE VALUE	\$857,336	\$924,619	\$1,003,974

Demographics data derived from AlphaMap

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