



## Proctor Mixed-Use Property for Sale

3810 N 27TH ST | TACOMA, WA 98406

### PROPERTY DESCRIPTION

Now offered for sale is a mixed-use property located in the highly sought-after Proctor district of Tacoma. This charming retail core is known for the Metropolitan Market, the Blue Mouse Theater, the Proctor Farmers' Market, and a myriad of shops and restaurants that that exude historic Tacoma charm.

Located prominently on the corner of Proctor St. and N. 27th St., the property includes a 10,415sf building and 21,000sf of land. The building is fully leased, with a strong tenant mix that includes New Era Cleaners and the Tacoma Glass Gallery & Fusing Studio. The vacant lot next door is included in the sale, lending enormous redevelopment potential to the property. NCX Zoning (Neighborhood Commercial Mixed-Use) allows for a mix of residential, retail and commercial uses.

### PROPERTY HIGHLIGHTS

- Building Size: 10,415sf
- Totale Land Area: 21,000sf
- Zoning: NCX
- Utilities: City of Tacoma
- All Utilities On Site
- Fully Leased
- Do Not Disturb Tenants
- Appraisals and Environmental Studies Available
- Two Parcels:
  - 747501-2-180
  - 747501-2-240
- All Cash or Terms Acceptable to Seller

**SALE PRICE: \$4,250,000.00**

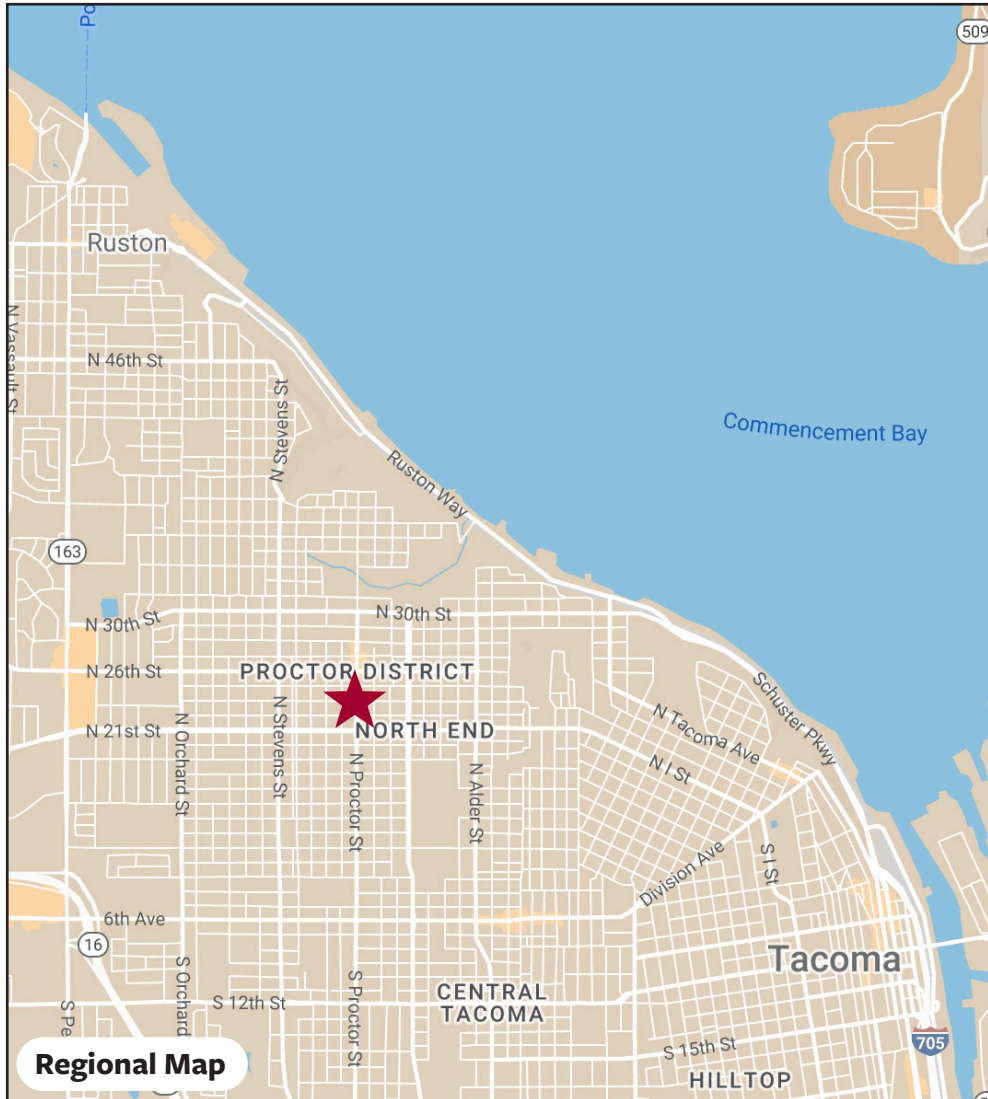


DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in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



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### 2022 Demographics

Population	1 Mile	3 Miles	5 Miles
	17,537	97,499	202,070
Median Household Income	1 Mile	3 Miles	5 Miles
	\$115,618	\$80,871	\$80,883



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# JOHNSON COMMERCIAL



## Parcel Maps



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