

4,760 SF
RETAIL/OFFICE



FOR SALE



121 Mashell Avenue North

Eatonville, Washington 98328

Property Highlights

- 4,792 SF Parcel
- Total Building SF: 4,760 - 2,600 SF First Floor; 2,160 SF Second Floor
- Permitted office plans available
- Empty shell condition ready for construction
- Downtown Eatonville within walking distance to restaurants, offices, and shops
- Built in 1965; Remodeled in 2023
- C-1 Zoning: Downtown Commercial District
- List Price: \$565,000



<https://www.nai-psp.com>

Dave Douglas, SIOR, CCIM Partner | 253.203.1326
ddouglas@nai-psp.com

Kyle Schipper, SIOR Partner | 253.203.1320
kschipper@nai-psp.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES.

4,760 SF
RETAIL/OFFICE



FOR SALE



<https://www.nai-pp.com>

Dave Douglas, SIOR, CCIM Partner | 253.203.1326
ddouglas@nai-pp.com

Kyle Schipper, SIOR Partner | 253.203.1320
kschipper@nai-pp.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES.

4,760 SF
RETAIL/OFFICE



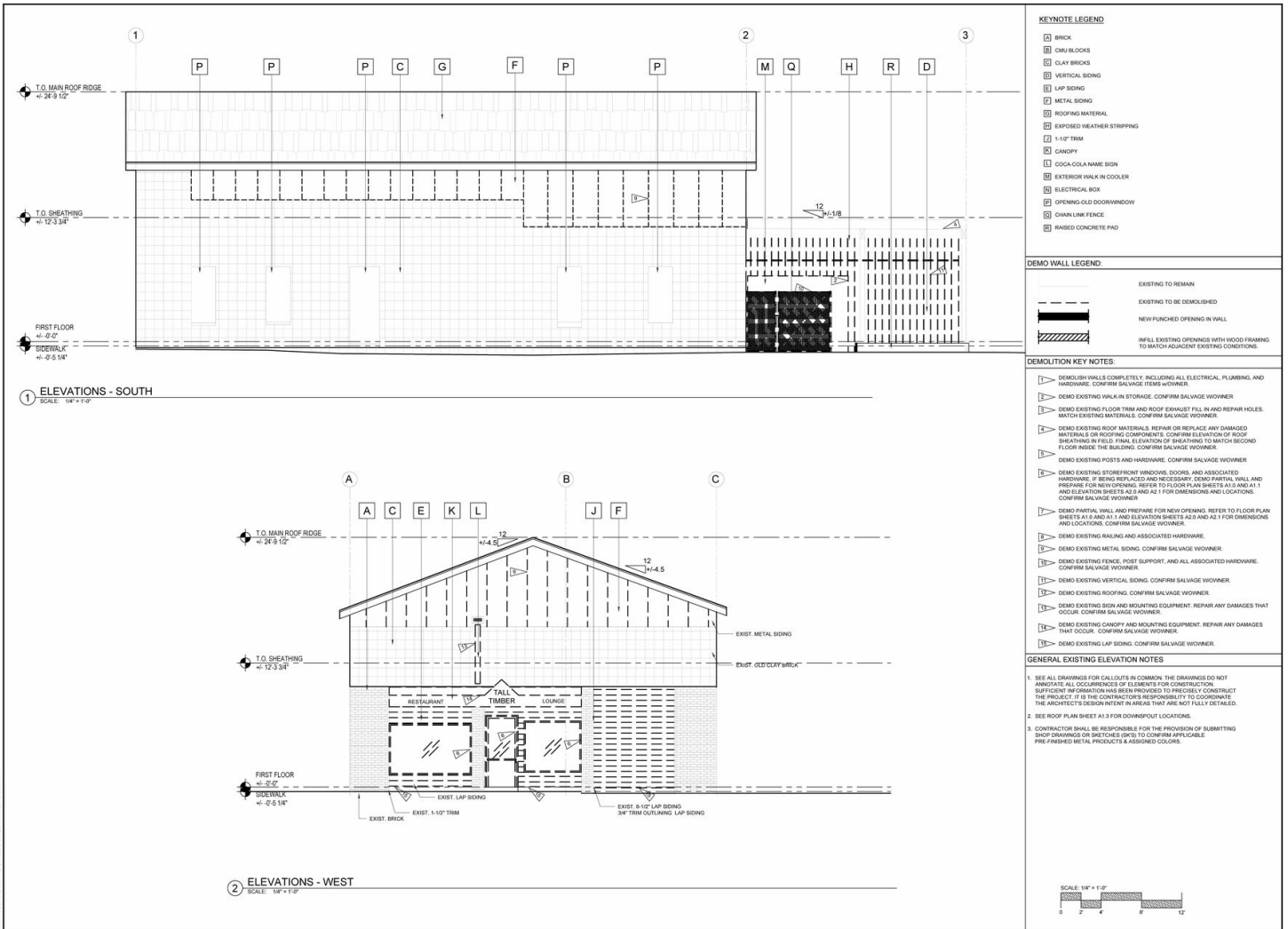
FOR SALE



4,760 SF RETAIL/OFFICE



FOR SALE



GRAVES + ASSOCIATES
ARCHITECTS • INTERIORS • PROJECT MANAGEMENT
3119 BUCKTON WAY, SUITE E
TACOMA, WA 98422
PHONE: 253-373-4214

**TALL TIMBERS OFFICE
BUILDING**
121 WASHHELL AVE N EATONVILLE, WA 98328

NO.	REVISION	DATE

PROJECT: 2304

NO.: 2304-01-04 PERMIT SET

[Signature]
DATE: 08/23/23
BY: [Signature]

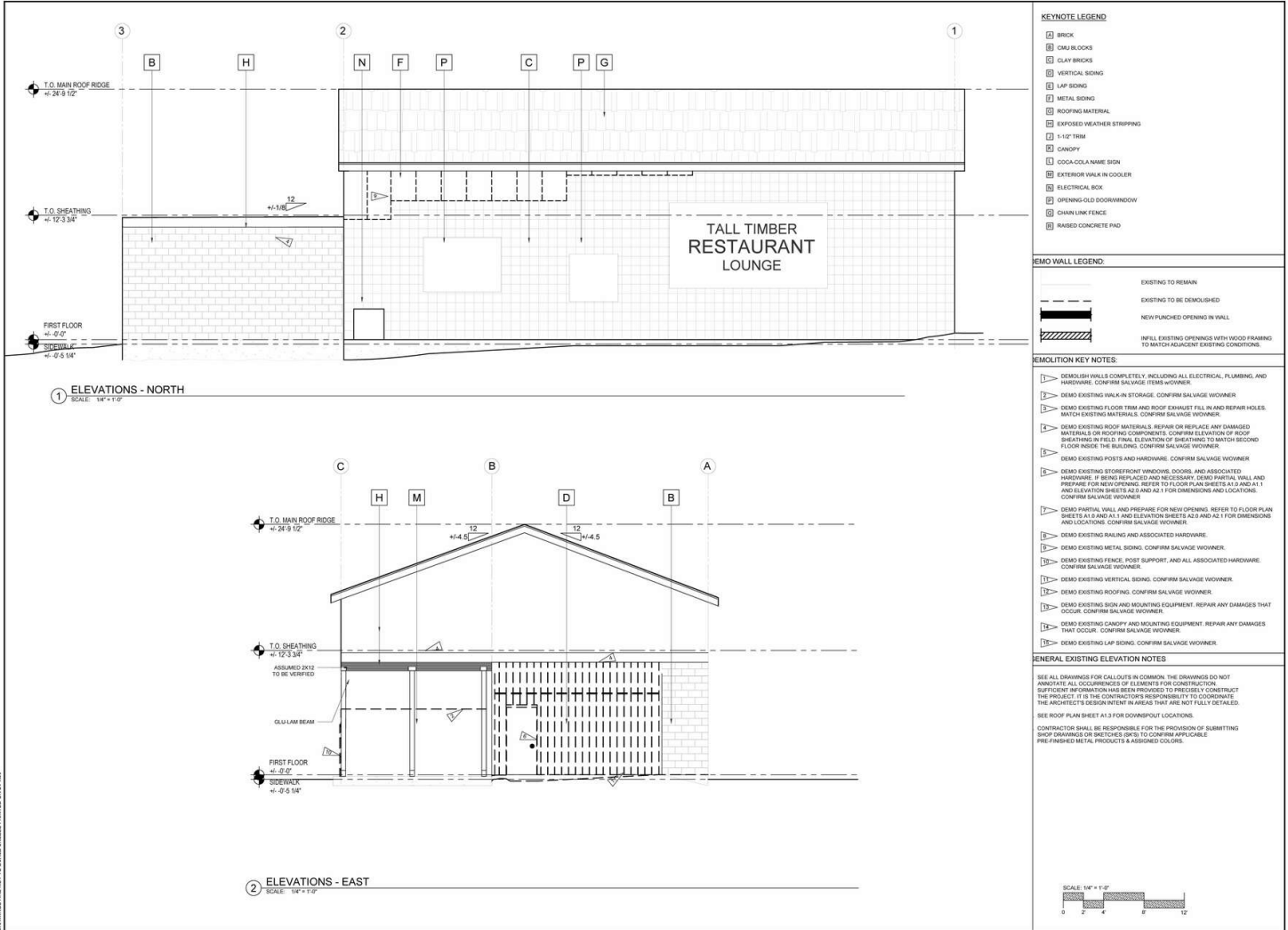
SCALE OF SHEETS:
1/4" = 1'-0"
1/2" = 1'-0"
3/4" = 1'-0"
1" = 1'-0"
1 1/4" = 1'-0"
1 1/2" = 1'-0"
1 3/4" = 1'-0"
2" = 1'-0"
3" = 1'-0"
4" = 1'-0"
6" = 1'-0"
8" = 1'-0"
12" = 1'-0"

EX2.1

4,760 SF RETAIL/OFFICE



FOR SALE



GRAVES + ASSOCIATES
ARCHITECTURE INTERIOR PROJECT MANAGEMENT
3115 BOSTON HWY., SUITE E
TACOMA, WA 98421
PHONE: 253-272-4214

**TALL TIMBERS OFFICE
BUILDING**
121 MASHELL AVENUE EATONVILLE, WA 98328

DATE	REVISION

PROJECT: 1334
DATE: 2023-07-04 PERMIT SET

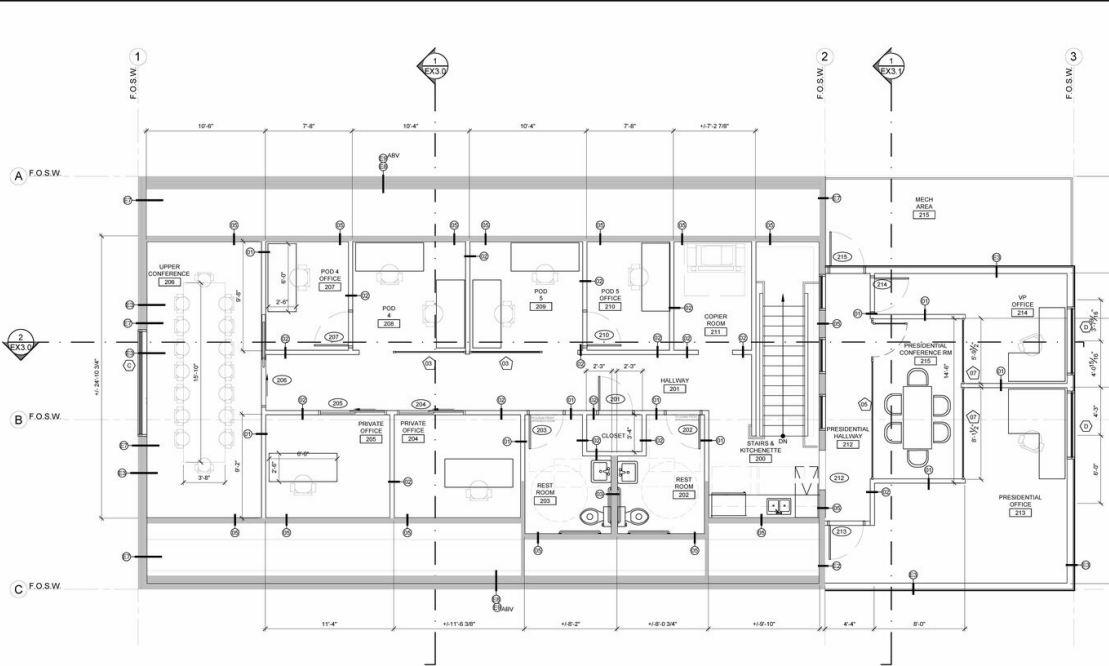
ROOM: 1000
DATE: 2023-07-04
BY: [Signature]
CHECKED BY: [Signature]

EX2.0

4,760 SF RETAIL/OFFICE



FOR SALE



1 FLOOR PLAN - SECOND FLOOR
SCALE: 1/4" = 1'-0"

LEGEND

- STOREFRONT WINDOW TAG. SEE SHEET A4.00 FOR SCHEDULE
- WINDOW TAG. SEE SHEET A4.2 FOR SCHEDULE
- ROOM NAME AND NUMBER TAG.
- WALL TAG. SEE SHEET A4.0 FOR SCHEDULE
- DOOR TAG. SEE SHEET A4.1 FOR SCHEDULE
- EXISTING WALL

GENERAL FLOOR PLAN NOTES:

SECOND FLOOR	EXISTING	NEW
FLOOR COVERING	2007	2008
ROOF COVERING	2078	2002
ROOF COVERING	1048	2228
CONCRETE SLAB	1079	0

GENERAL FLOOR PLAN NOTES:

- ALL DIMENSIONS ARE EXISTING BASED ON LIMITED FIELD WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONSULTANT ENGINEERS TO FIELD VERIFY CONDITIONS PRIOR TO COMMENCING WITH CONSTRUCTION. THE U.S. SHALL CONTACT THE ARCHITECT PRIOR TO CONSTRUCTION WITH ANY IDENTIFIED FOUND CONDITIONS.
- NOTE THAT ALL ARCHITECTURAL DIMENSIONS TO 32 IN. OR HIGHER DATUMS FOR NEW CONSTRUCTION ARE BASED ON EXISTING REFERENCE POINTS. THE U.S. IS THEREFOR REQUIRED TO VERIFY THE CONDITIONS OF THE REFERENCED CONDITIONS AND NOT WORK WITH SECONDARY DATUMS TO COMPLETE THE WORK MOON AND ADO.
- ALL GWB AND INSULATION HAS BEEN DEMOLISHED ALREADY.
- DO NOT MEASURE DRAWINGS TO DETERMINE OMITTED DIMENSIONS. CONTACT ARCHITECT.
- PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE FIRE STOPPED.

SCALE: 1/4" = 1'-0"

PROJECT NORTH
TRUE NORTH

GRAVES + ASSOCIATES
ARCHITECTS • INTERIORS • PROJECT MANAGEMENT
3115 RUSTON WALK, SUITE 6
TACOMA, WA 98423
PHONE: 361-272-4214

TALL TIMBERS OFFICE BUILDING
121 MASHELL AVE N EATONVILLE, WA 98328

DATE	REVISIONS

PROJECT: 2023-07-04 PERMIT SET

SCALE: 1/4" = 1'-0"

A1.1