

FOR SALE

LYNNWOOD INDUSTRIAL/OFFICE

19420 21st Ave W Lynnwood, WA 98036



OFFERING SUMMARY

Sale Price:	\$2,500,000
Building Size:	10,614 SF
Lot Size:	1.06 Acres
Price / SF:	\$235.54
Year Built:	1930
Zoning:	GC

PROPERTY OVERVIEW

Located just off 196th St SW, this premier commercial property boasts 10,614 square feet of adaptable space, perfect for Warehouse Distribution, Industrial, Retail, or Manufacturing purposes. With convenient proximity to both I-5 and I-405, it offers swift access to key transportation routes.

PROPERTY HIGHLIGHTS

- Spacious 10,614 square feet facility
- Situated on 1.06 acres of land
- Gated yard for added security
- Zoned General Commercial, wide flexibility for various business types, Industrial, Warehouse, Office, Storage, Multi-Family, Medical

Michael Fear
206 755 8856
mikef@medwardscre.com



**COLDWELL BANKER
COMMERCIAL**
DANFORTH

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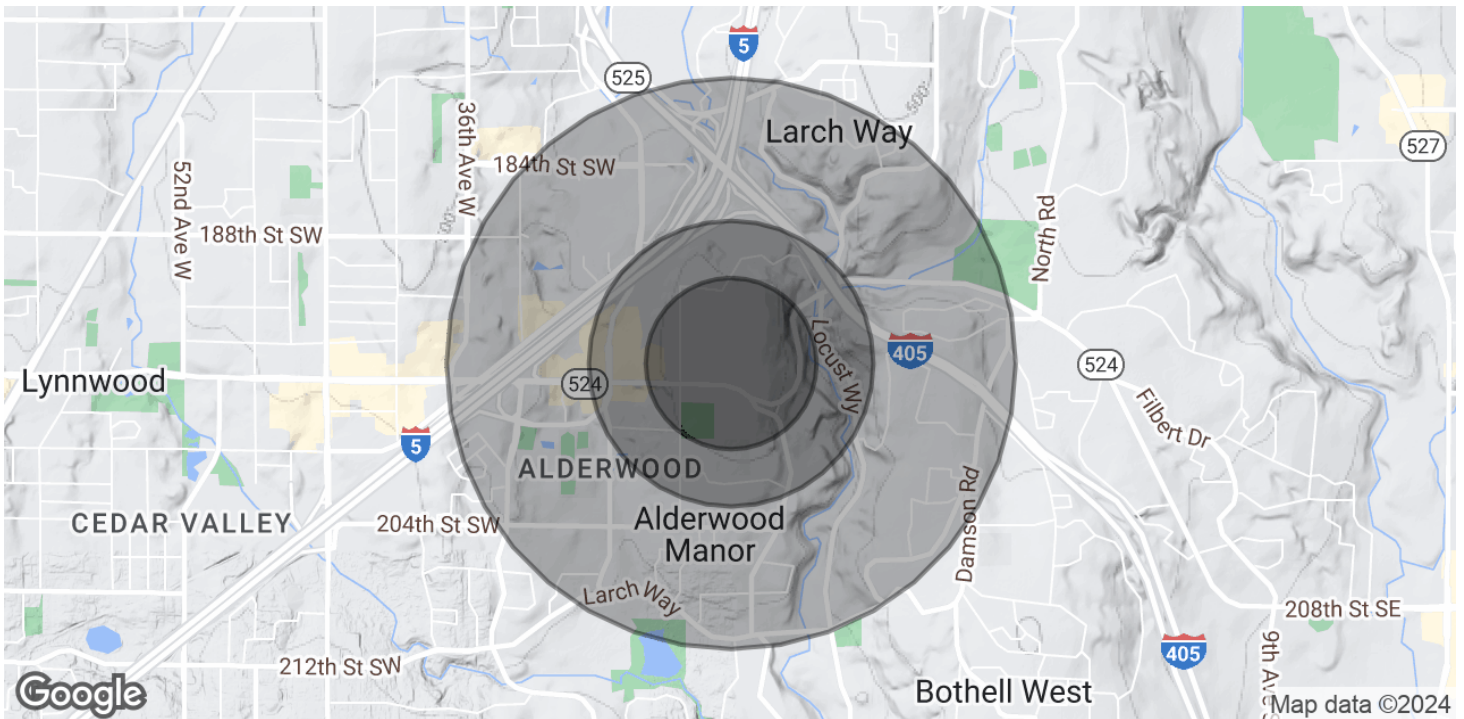


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,059	3,078	13,362
Average Age	40	40	39
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	379	1,102	4,783
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$142,910	\$150,095	\$162,840
Average House Value	\$756,818	\$767,371	\$814,160

Demographics data derived from AlphaMap

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