

# Edmonds Warehouse



21431 72nd Ave W, Edmonds, WA 98026

**\$3,000,000.00**

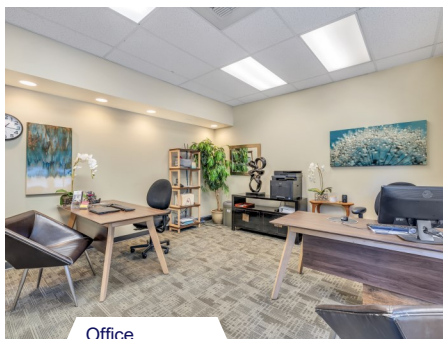
Excellent investment opportunity or owner user. Located near Swedish Hospital Edmonds Campus just off Hwy 99. General Commercial zoning allows for 75ft building height. Many uses possible in this mix of warehouse, office, and fenced paved yard. Two drive in, grade level loading doors. Warehouse ceiling height at 16 FT. Currently owner occupied.

## FEATURES

*Year Built: 1978  
2 Grade level loading  
Square Feet: 7,555  
Lot size: 15,682 SF  
Zoned: CG2  
Fully Occupied/ NNN*



Office Lobby



Office



Warehouse



**Joel Johnson**

425-248-1105

[joelj@windermere.com](mailto:joelj@windermere.com)

Windermere Real Estate/North, Inc

4211 Alderwood Mall Blvd, Ste 110, Lynnwood, WA 98036

**Commercial Real Estate Services**







**Joel Johnson**

425-248-1105

[joelj@windermere.com](mailto:joelj@windermere.com)

Windermere Real Estate/North, Inc

4211 Alderwood Mall Blvd, Ste 110, Lynnwood, WA 98036

**Commercial Real Estate Services**







Homestage, LLC	7,555 SF	10 Parking Stalls	NNN	Month to Month	Owner Occupied
Proforma Rent	\$141,635	CAP Rate: 4.72%			
	—				



**Joel Johnson**

425-248-1105

joelj@windermere.com

Windermere Real Estate/North, Inc

4211 Alderwood Mall Blvd, Ste 110, Lynnwood, WA 98036

**Commercial Real Estate Services**

