



OFFERING MEMORANDUM
22 49th Street NE | Auburn, WA 98002



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Auburn, Washington 98002

1,026 SF | 6,450 SF Lot | M1 Light Industrial

\$500,000
Asking Price

1,026 SF
Building Size

M1 Zoning
Light Industrial

EXCLUSIVE LISTING AGENT
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PROPERTY OVERVIEW

This is a rare opportunity to acquire a small-bay light industrial building in the heart of Auburn's established industrial corridor. Offered at \$500,000, the property is ideally suited for an owner-user seeking affordable, functional space with excellent freeway access. The building has been well maintained, features freshly painted interiors, and offers the flexibility of a combined office and warehouse layout on a fenced lot.

PROPERTY HIGHLIGHTS

- Owner-user opportunity — ideal for small businesses, contractors, or tradespeople
- Approximately 50% office / 50% warehouse configuration
- Grade-level door with 10' clearance for easy loading/unloading
- Three-phase 200-amp electrical panel — supports a wide range of industrial uses
- Reznor unit heater in warehouse; electric heat in office
- Fenced yard providing secure outdoor storage or staging area
- Freshly painted and well maintained throughout
- Excellent access to SR-167 and Auburn Way North
- M1 (Light Industrial) zoning — permits a broad range of commercial and industrial uses

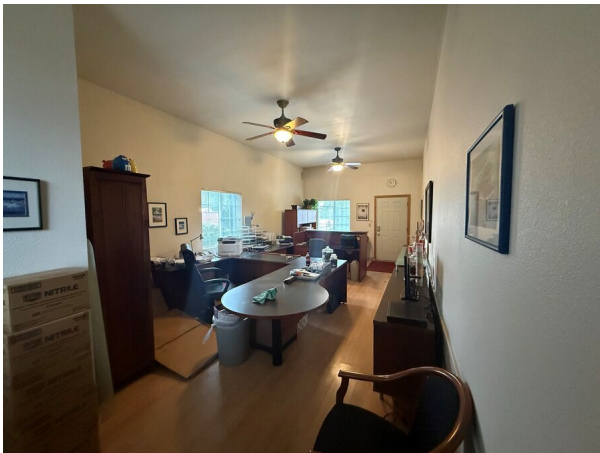
PROPERTY DETAILS

Address	22 49th Street NE, Auburn, WA 98002
Asking Price	\$500,000
Building Size	1,026 SF
Lot Size	6,450 SF (approx. 0.15 acres)
Year Built	1956
Zoning	M1 — Light Industrial (City of Auburn)
Occupancy	Vacant — Available Immediately
Sale Type	Owner-User / Fee Simple
2026 Property Taxes	\$2,018.73

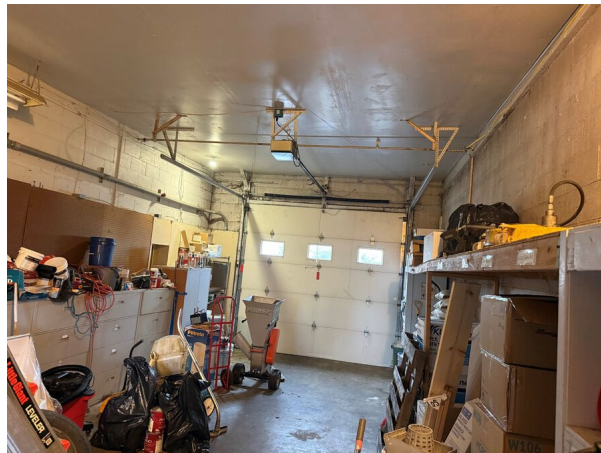
BUILDING SPECIFICATIONS

Office Area	Approx. 513 SF (50% of building)
Warehouse Area	Approx. 513 SF (50% of building)
Warehouse Clear Height	10'3"
Grade-Level Door	One (1) — 10' clearance
Power	3-Phase, 200-Amp Panel
Heating — Warehouse	Reznor Unit Heater (gas)
Heating — Office	Electric Heat
Cooling	None (no AC)
Yard / Outdoor Area	Fenced yard included
Condition	Well maintained; new interior paint

PROPERTY PHOTOS



Office Interior



Warehouse — Front Exterior



Rear Yard / Outdoor Area



Side Yard / Fenced Area

LOCATION & MARKET OVERVIEW

Auburn, Washington is one of the South King County region's most established and accessible industrial markets. Located at the geographic center of the Puget Sound region, Auburn benefits from exceptional regional connectivity.

The subject property sits in a well-established light industrial neighborhood with direct proximity to two major arterials:

- SR-167 (Valley Freeway) — One of the primary industrial freight corridors in the South King County / Pierce County region, providing direct access to I-405, I-5, and the Ports of Seattle and Tacoma.
- Auburn Way North — A major commercial and industrial arterial running through the heart of Auburn, providing immediate access to services, retail, and the broader Auburn business community.
- Regional Access — Downtown Seattle approx. 30 miles north; Seattle-Tacoma International Airport approx. 15 miles west; Port of Tacoma approx. 20 miles south.

Auburn's M1 (Light Industrial) zoning supports a wide range of uses including light manufacturing, assembly, warehousing, distribution, contractor offices, auto-related businesses, and many service commercial uses.

INVESTMENT SUMMARY

Asking Price	\$500,000
Price Per SF (Building)	\$487/SF
Price Per SF (Land)	\$77.52/SF
2026 Annual Property Taxes	\$2,018.73
Sale Condition	As-Is
Ideal Buyer Profile	Owner-User / Small Business

RENT VS. BUY ANALYSIS

The following analysis illustrates the financial advantage of purchasing this property versus leasing comparable space in the Auburn/South King County light industrial market. Assumptions are based on current market conditions and standard financing terms.

KEY ASSUMPTIONS

Purchase Price	\$500,000
Down Payment (25%)	\$125,000
Loan Amount (75%)	\$375,000
Interest Rate (est.)	7.00% (30-year amortization)
Comparable Market Rent (NNN)	\$1.25/SF/month (\$1,283/month)
Annual Rent Escalation	3.0% per year
Estimated Property Appreciation	3.5% per year

MONTHLY COST COMPARISON

COST COMPONENT	BUYING	RENTING (NNN)
Base Payment / Rent	\$2,495/mo (P&I)	\$1,282/mo
Property Taxes	\$168/mo	Passed through
Insurance (est.)	\$150/mo	Passed through
NNN Charges	N/A	~\$200/mo (est.)
TOTAL MONTHLY COST	\$2,813/mo	\$1,482/mo

5-YEAR WEALTH BUILDING COMPARISON

5-YEAR ANALYSIS	BUYING	RENTING
Total Payments (5 years)	\$168,780	\$94,418
Equity Built (Principal Paydown)	\$22,007	\$0
Property Appreciation (est. 3.5%/yr)	\$93,843	\$0
Down Payment (invested in asset)	\$125,000	\$0
NET WEALTH CREATED	\$240,850	\$0

KEY TAKEAWAYS

- Comparable monthly cost: Buying at \$500,000 with 25% down results in an estimated all-in monthly cost of \$2,813 — only \$1,331/mo more than renting comparable NNN space.
- Rent escalation protection: As an owner, your debt service is fixed. Renters face estimated 3%+ annual rent increases, widening the cost gap every year.
- Estimated \$240,850 in wealth created over 5 years through principal paydown, down payment equity, and property appreciation — versus \$0 equity retained as a renter.
- SBA 504 advantage: Owner-users may qualify with as little as 10% down, significantly reducing required upfront capital.
- Tax benefits: Property owners may deduct mortgage interest, depreciation, and property taxes, further improving after-tax economics of ownership.

Note: This analysis is for illustrative purposes only. Actual financing terms, market rents, appreciation rates, and tax benefits will vary. Prospective buyers should consult with their lender, accountant, and legal counsel before making any financial decisions.