



16009 60th St E.
Sumner, WA 98390

6,770 sf Retail/Office Space

41,982 sf Land

40+ On-Site Parking

Fully Leased

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REAL ESTATE, MERGERS & ACQUISITIONS

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PARCEL & PROPERTY DETAILS

The Windmill Gardens Complex is situated at the prominent intersection of Main Street (60th St. E.) and 160th Avenue E. in the sought-after town of Sumner. The property features three buildings with a total area of 6,770 square feet set on four parcels totaling just under 1 acre (41,982 square feet). It also includes an additional greenhouse and a gazebo/potting shed. Neighborhood Commercial zoning allows for a wide range of potential uses.

SITE DETAILS

Parcel Numbers: (1) 92250000412 5,745sf
 (2) 92250000411 5,936 sf
 (3) 92250000353 18,059sf
 (4) 92250000352 12,240 sf

Combined Frontage: 180+' along 60th St E. (Main St)
 225+' along 160th Ave E.

Zoning: Neighborhood Commercial

BUILDING DETAILS

Total Rentable SF: 7,660 sf

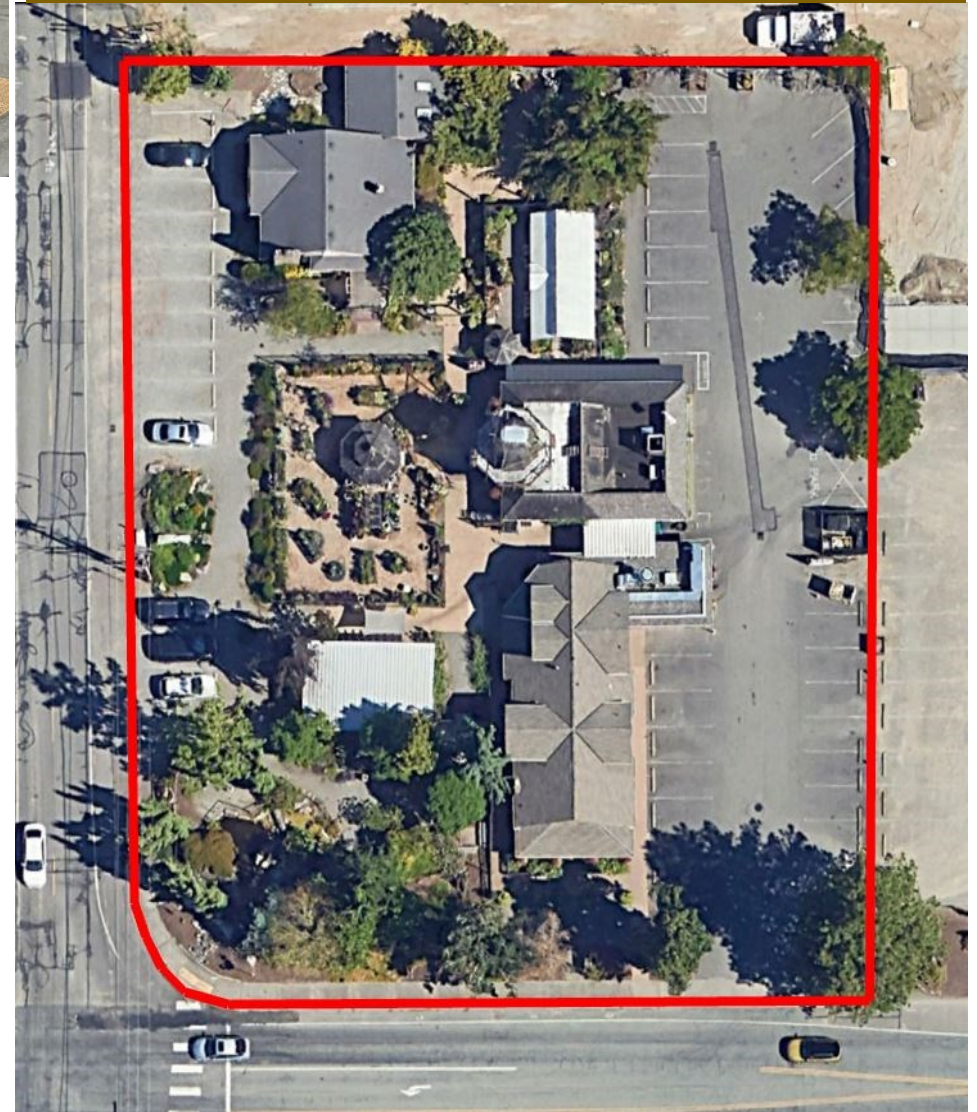
Tenants: 4

On-Site Parking: 40+

Lease Basis: Triple Net (NNN)

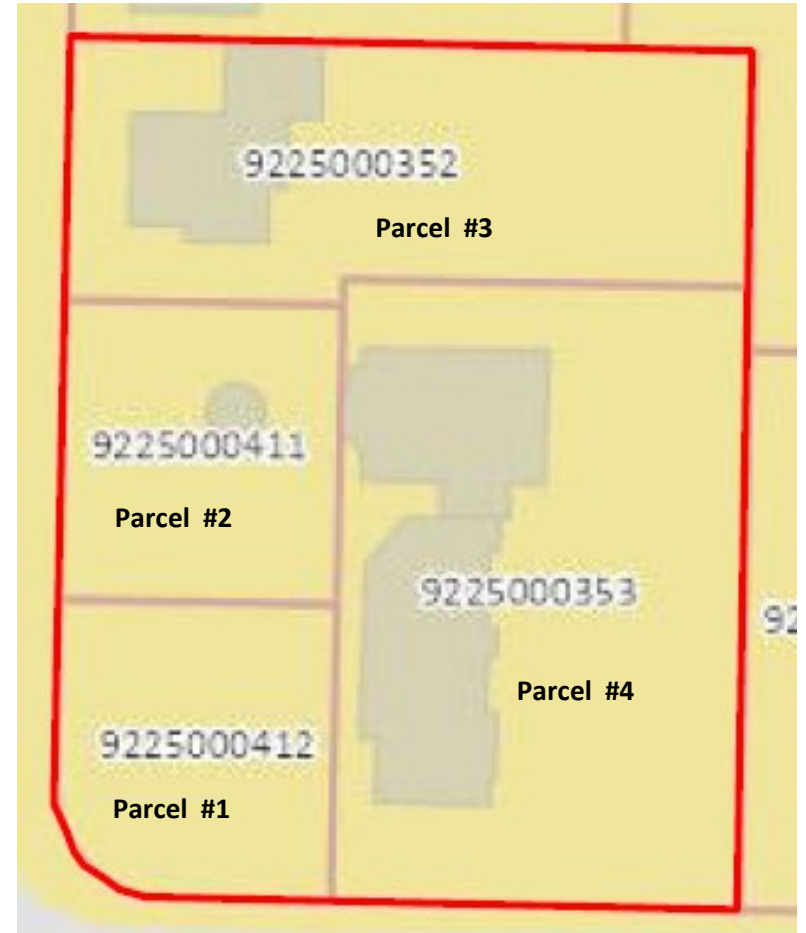
Base Rental Income:	Unit A: \$7,879.50/mo	3,719sf	\$25.42/ft/yr
	Unit B: \$2,844.00/mo	1,476sf	\$23.12/ft/yr
	Unit C: \$1,550.00/mo	1,100sf	\$16.91ft/yr
	Unit D: \$774.66/mo.	475sf	\$12.07ft/yr

Offering Price: \$2,000,000



Fully Leased Opportunity | Multiple Allowable Uses

Income: \$13,048.16/mo | \$156,577.92/yr | 7.8% CAP



DEMOGRAPHIC INFORMATION

2024	<u>Mile 1</u>	<u>Mile 3</u>	<u>Mile 5</u>
Total Population	7,540	43,669	138,130
Total Households	3,124	16,838	52,288
Average household income	\$ 94,295	\$ 117,496	\$ 119,655



