



Colliers

For Sale

Asking Price:

\$735,000

Arvin Vander Veen, SIOR

Executive Vice President

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601 Union Street, Suite 5300

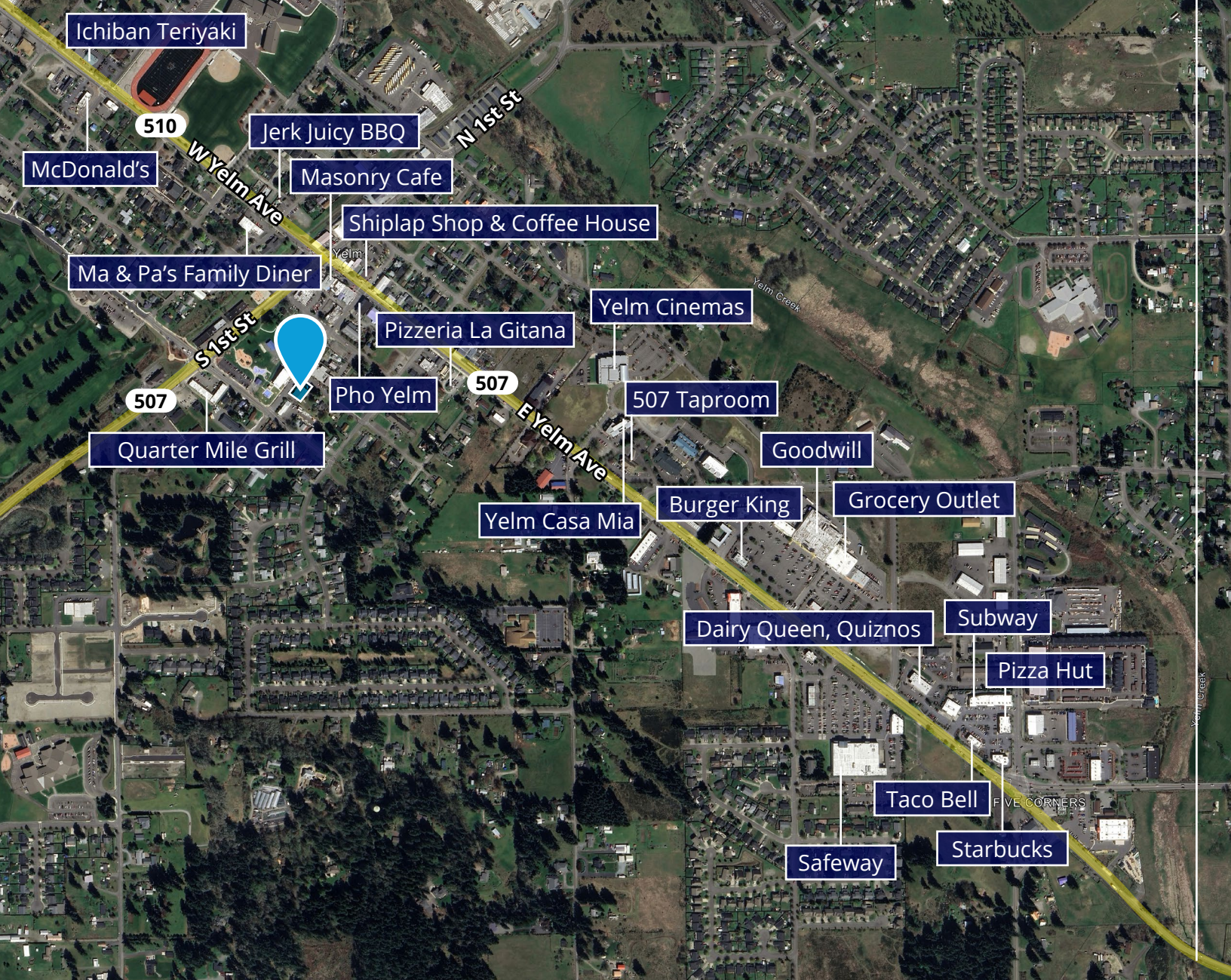
Seattle, WA 98101

+1 206 223 0866

203 McKenzie Ave SE

Yelm, WA 98597

- **Building:** 4,320 square feet
- **Land:** 8,712 square feet
- **Location:** SE corner of 2nd St SE and McKenzie Ave
- **Built:** 1990; brick building with 2 overhead drive-in doors on opposite ends of the building (straight drive through)
- **Tenant:** Month-to-month
- **Uses:** Garage, service, warehouse, light manufacturing, retail and mixed use
- **Zoning:** Central Business District (CBD)



	1 MILE	2 MILES	3 MILES
Total Population (2023)	7,970	16,501	19,339
Median Household Income	\$92,507	\$88,378	\$90,041
Per Capita Income	\$35,081	\$32,898	\$34,567
Median Home Value	\$503,652	\$470,505	\$481,349
Businesses	320	441	505
Daytime Population	7,024	12,902	14,983



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