



**COLDWELL
BANKER
COMMERCIAL**
DANFORTH

FOR SALE

LYNNWOOD RETAIL/OFFICE BUILDING

\$950,000

19502 48th Ave W
Lynnwood, WA 98036

AVAILABLE SPACE
2,754 SF

FEATURES

- GC Zoning - allows for a wide spectrum of uses including office, retail, services, etc.
- High volume traffic corridor
- Perfect for small retailers, sales and distribution businesses or service businesses such as financial advisors, attorneys, dentists, chiropractors, insurance, etc.
- 2 floors, could accommodate 2 tenants with minor modifications



OFFICE

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11300 Pinehurst Way NE, Seattle WA 98166



LYNNWOOD RETAIL/OFFICE BUILDING

19502 48th Ave W, Lynnwood, WA 98036

SALE



OFFERING SUMMARY

| | |
|----------------|------------|
| Sale Price: | \$950,000 |
| Lot Size: | 0.18 Acres |
| Year Built: | 1965 |
| Building Size: | 2,754 SF |
| Renovated: | 2019 |
| Zoning: | GC Zoning |
| Price / SF: | \$344.95 |

PROPERTY OVERVIEW

Very nice, variable use, two floor retail/office building located just off 196th in Lynnwood across the street from the Fred Meyer shopping center. High volume traffic site perfect for retail, medical, dental, attorney practice or some similar use. The building is in great shape and the majority of it has been recently remodeled.

The main floor was redone in 2015, the bottom floor was completely renovated during 2018/2019, and the roof was replaced in 2015. This building could easily accommodate two tenants with some minor modifications. The main floor features 4 privates, 2 bathrooms, a kitchenette, and a large open office area. The lower floor offers 2 privates, a conference room/office, a large executive style bathroom and a full kitchen. Both floors can be accessed by private entrances.

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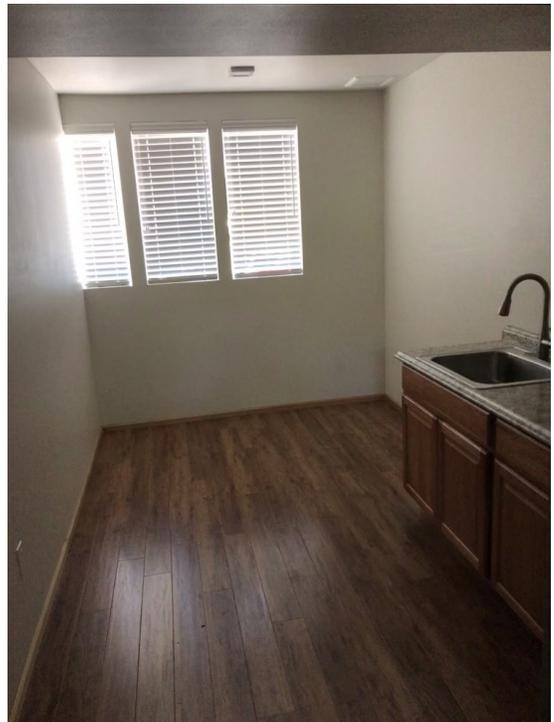
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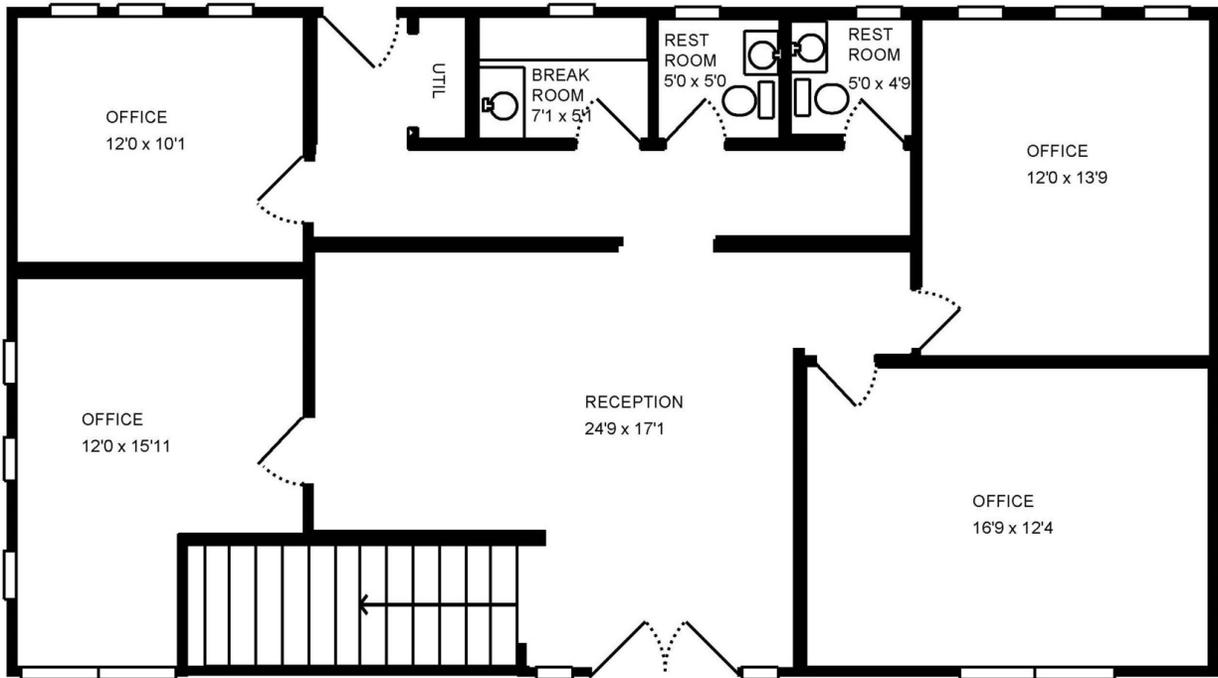


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Main Floor



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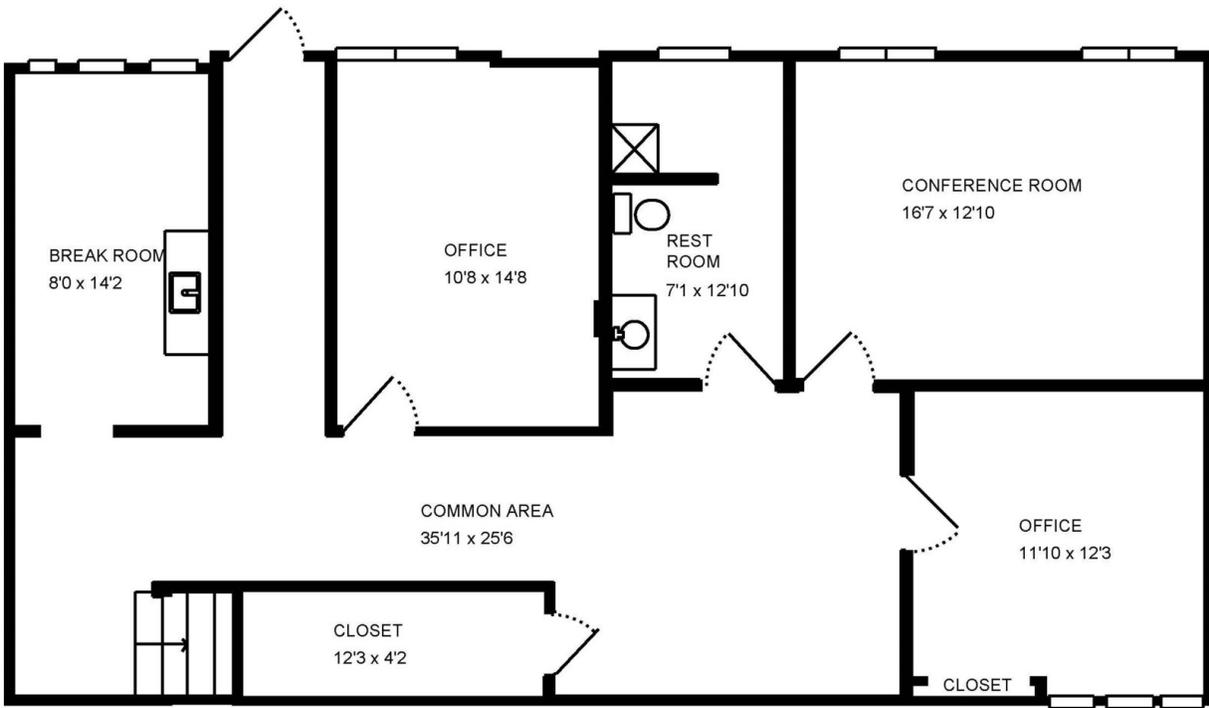


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Lower Floor



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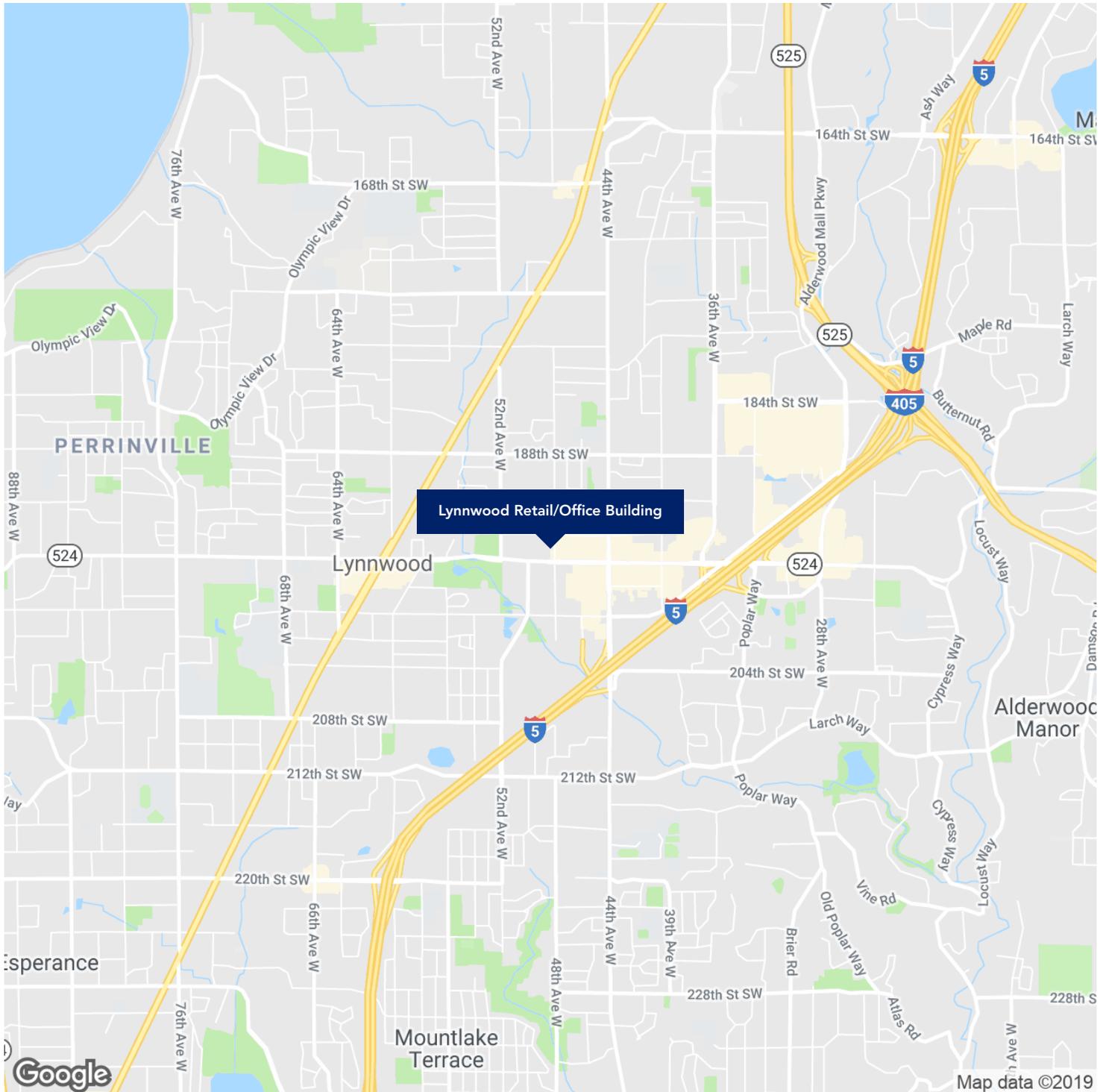
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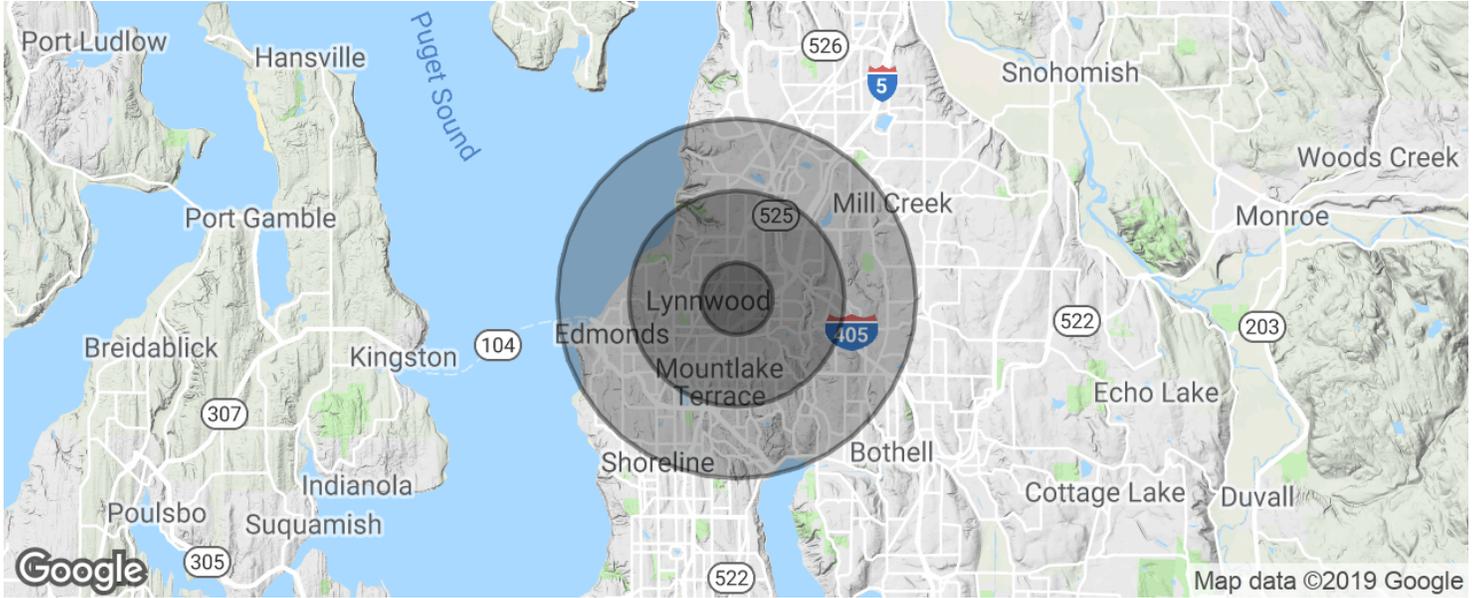
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total population | 16,278 | 123,178 | 294,530 |
| Median age | 35.2 | 36.7 | 38.2 |
| Median age (Male) | 33.5 | 35.2 | 37.0 |
| Median age (Female) | 36.3 | 38.0 | 39.1 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 6,902 | 49,834 | 117,899 |
| # of persons per HH | 2.4 | 2.5 | 2.5 |
| Average HH income | \$54,673 | \$69,441 | \$79,270 |
| Average house value | \$264,228 | \$363,208 | \$412,577 |

** Demographic data derived from 2010 US Census*

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