

# OFFICE BUILDING FOR SALE

## EXCELLENT POTENTIAL FOR REDEVELOPMENT

202 LINCOLN AVE, MUKILTEO, WA 98275

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**NEW LISTING PRICE! | \*BUYER OPPORTUNITY**

### LISTING INFORMATION

PRICE ~~\$2,800,000~~ **\$2,000,000**

**\*All offers will be considered**

BLDG SQUARE FOOTAGE 3,430

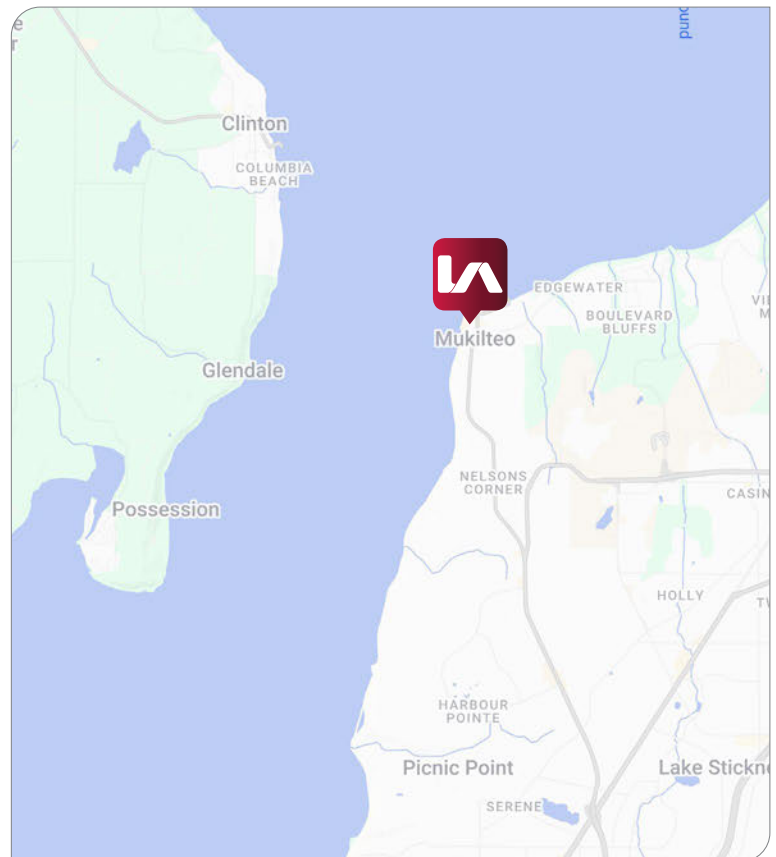
LOT SIZE 18,731

ZONING DB

### COMMENTS

**Office space Leased through July 31, 2028**  
**Adjacent Parking is monthly income producing**

- » This unique office location is a standalone building with its own parking, one off street garage with a roll up door, great street signage, and overall convenient location with exceptional amenities close by. Current buildout offers plenty of natural light, big windows, nice reception, privates, conference rooms, ADA bathrooms with shower, kitchen/breakout area, storage, three ingress egress locations, newer condition. Location also offers a commercial grade vault that can be used for security purposes or other creative options.
- » Nicely located professional office space with exceptional westerly views of the Puget Sound, close to the Mukilteo Ferry Dock.

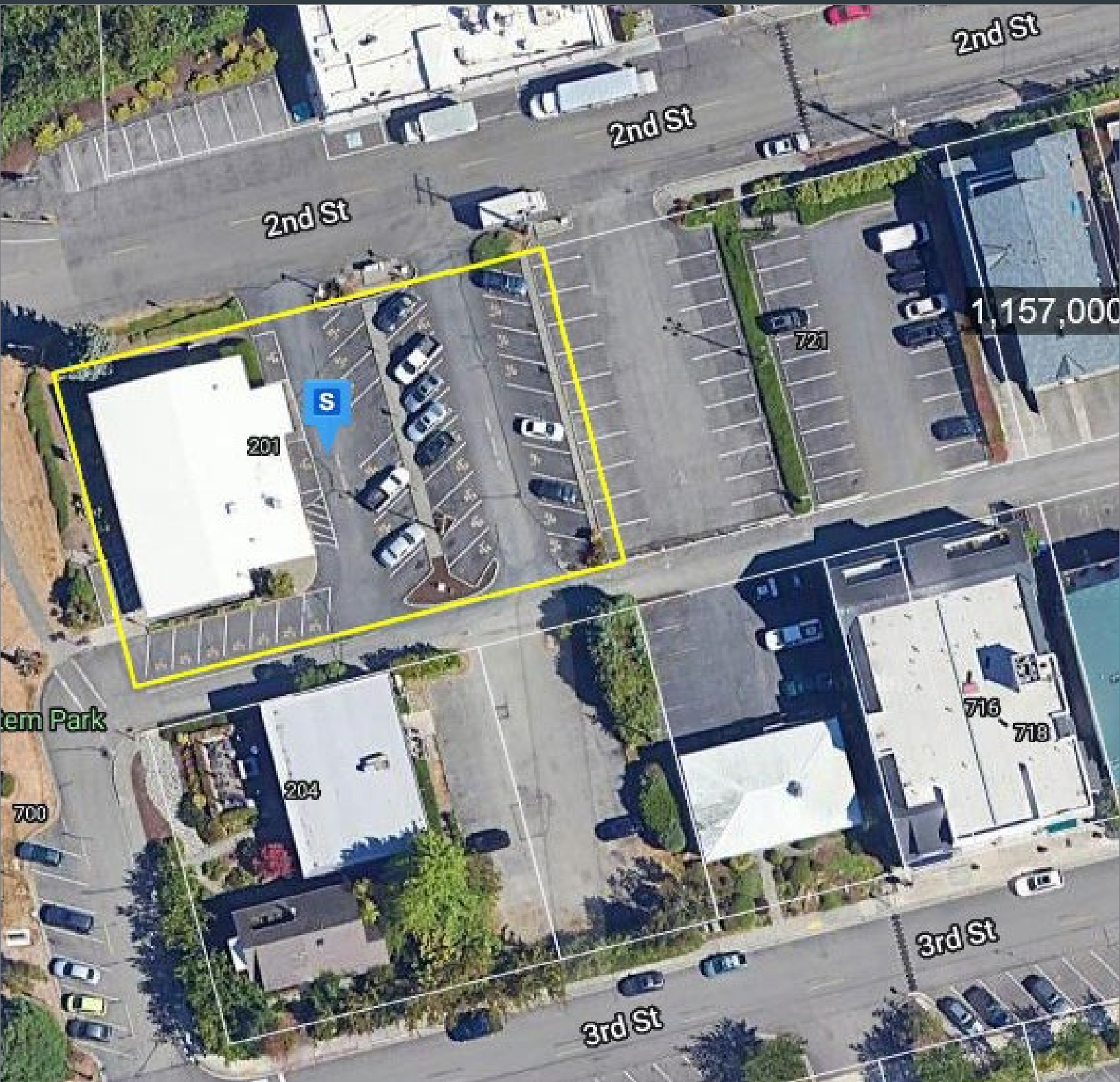


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**Jeff Tillman**

[jtillman@lee-associates.com](mailto:jtillman@lee-associates.com)

D 206.915.7061

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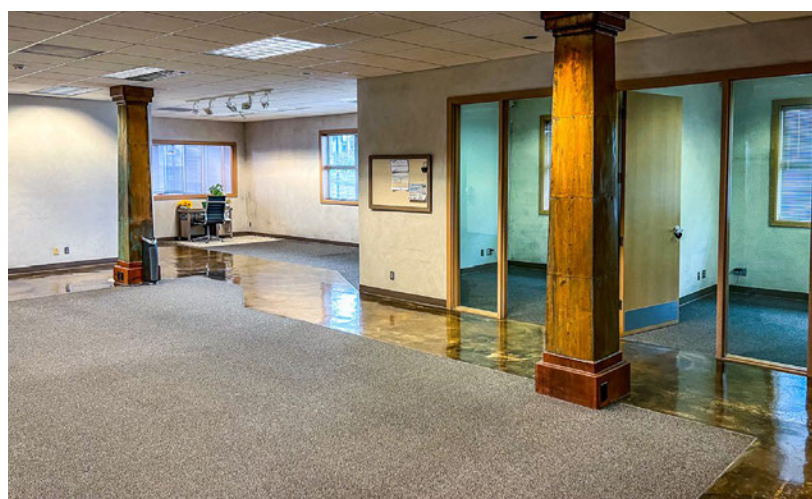
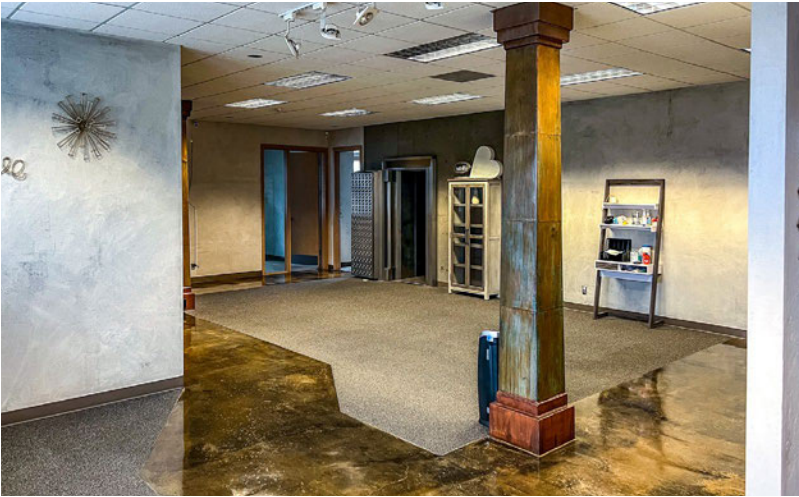


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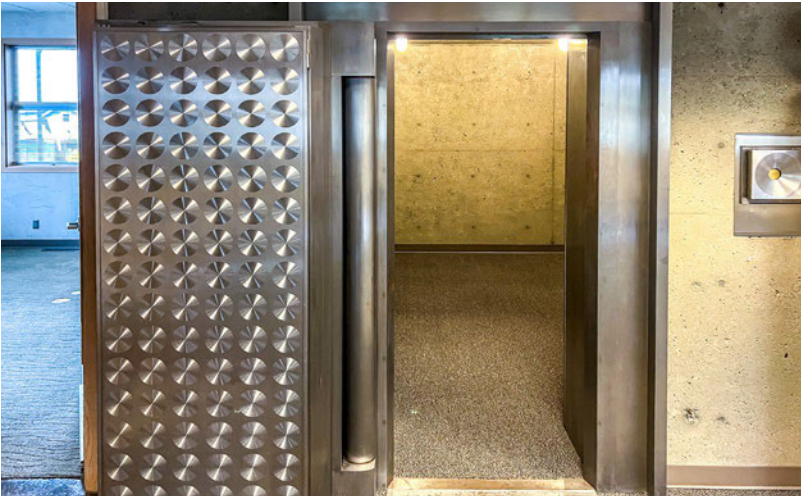


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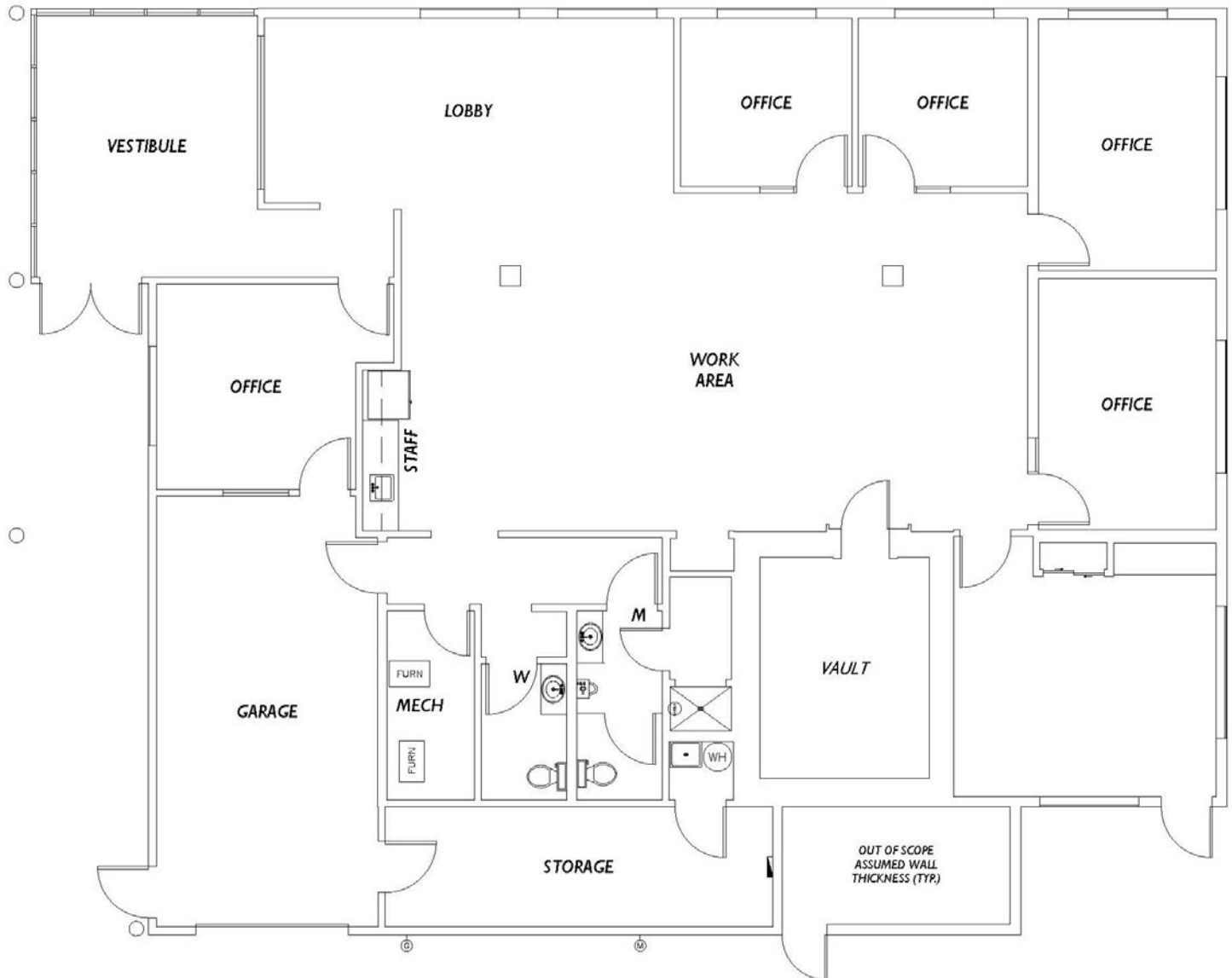
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