

Exclusively Listed by Tyson Lin | NW Real Estate Agents
20423 Highway 99, Lynnwood, WA 98036



EXPANSIVE BUILDING, FLEXIBLE ZONING & MULTI-DIMENSIONAL COMMERCIAL RETAIL OPPORTUNITY
25,476 SF | 53,579 Lot SF | 255 SF FRONTAGE TO HWY 99 | COMMERCIAL GENERAL (CG) ZONING

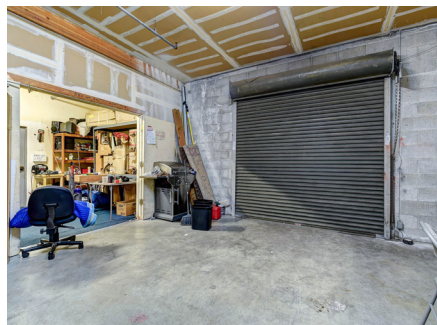


PRIME LOCATION & MASSIVE VISIBILITY OFF HIGHWAY 99 IN LYNNWOOD

Rare opportunity to acquire or lease prime commercial retail building (25,476 SF) situated on two parcels, equivalent to nearly 1.25 acres of land. Excellent Lynnwood location in high-traffic area adjacent to Highway 99, near I-5 corridor and close to mass transit hub. Flexible Commercial General (CG) zoning allows for endless possibilities. Expansive retail building features two massive and premier sales floors, office area, warehouse space, three loading docks and plenty of parking. With more than 250 feet of frontage from Highway 99, your business will get endless attention and massive visibility. This area represents a significant economic development artery for the City of Lynnwood and nearly 45,000 vehicles pass by the business each day. The location is also close to nearby businesses, schools, restaurants, shopping, hospitals, etc., and is one of the busiest areas of Lynnwood. It's the perfect location for those desiring business growth and visibility.

BUILDING & LISTING HIGHLIGHTS:

LOT SIZE: 53,579 SF | GROSS LEASABLE AREA: 25,476 SF | 56 PARKING STALLS | 255 FT OF FRONTAGE TO HIGHWAY 99 | FULLY SPRINKLED | 9' - 12' CEILINGS | 2 PROMINENT PYLON SIGNS | RIGHT & LEFT TURN ACCESS | 2-STORY BUILDING WITH 2 PREMIER SALES FLOORS | HUGE WAREHOUSE/STORAGE AREA | 3 LOADING DOCKS | CG ZONING | PRIME LOCATION & MASSIVE VISIBILITY



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20423 Highway 99, Lynnwood, WA 98036



Offered at: \$5,500,000.00

Rented for: \$16 PSF / NNN



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