

FOR SALE OR LEASE

2040 6TH AVENUE
2040 6th Avenue Tacoma, WA 98405



OFFERING SUMMARY

Sale Price:	\$790,000
Lease Rate:	\$25/SF Modified Gross
Building Size:	2,686 SF
Available SF:	2,686 SF
Lot Size:	0.12 Acres
Number of Units:	2
Year Built:	1900
Renovated:	1995
Zoning:	NCX

PROPERTY OVERVIEW

Prime location office/retail building for sale or lease in the 6th Avenue Business District in Tacoma. The building is 2,856 SF and has 1,828 several of office on street level and a 858 SF apartment upstairs and an unfinished basement for storage. Asking sales price is \$790,000 and asking lease rate is \$25/SF modified gross. Parking along 6th Avenue or in a fenced lot in back. Former chiropractic clinic ideal for most professional office or retail tenants that also offers a live/work component. Great central location with easy access to the freeways.

PROPERTY HIGHLIGHTS

- 1,828 SF of office space
- 858 SF apartment upstairs
- Parking in front and in fenced lot in back
- Across from Hilltop Heritage Middle School along 6th Avenue near S Sprague

PROPERTY WEBSITE

[Click Here](#)

Dominic Temmel
253 273 6474
dtemmel@cbcworldwide.com

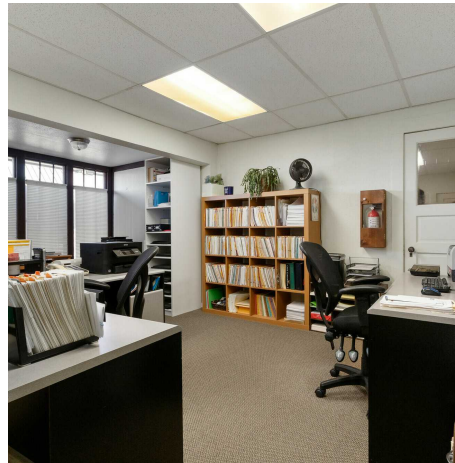
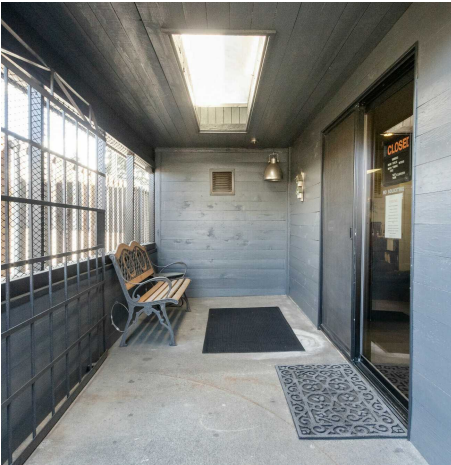
Jay Grauman
253 380 3939
JayGrauman@outlook.com



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