

THE GLASBY BUILDING

A 4,685 SF Standalone Retail Building in Downtown Historic District for Lease or Purchase

DOMESTIC & IMPORTS • CIGARETTES

MONROE
SMOKE
SHOP

ES & TOBACCO • ROLL YOUR OWN

118 S LEWIS ST, MONROE, WA 98272

km Kidder Mathews

THE GLASBY BUILDING



Opportunity for purchase to partial owner/user or investor in downtown Monroe.

Address: 118 S Lewis Street Monroe, WA 98272

Owner/User Opportunity: Vacant space offers ability for an owner/user to occupy 1,805 SF immediately

Common Name of Property: Glasby Building

Tax Parcel Number(s): 00517404001200

4,685 SF stand-alone

1,805 SF vacancy with excellent street visibility available now

Flexible zoning allows for multiple uses

Proximity to major freeways: The property has excellent accessibility to Hwy 2 and is minutes from SR-522.

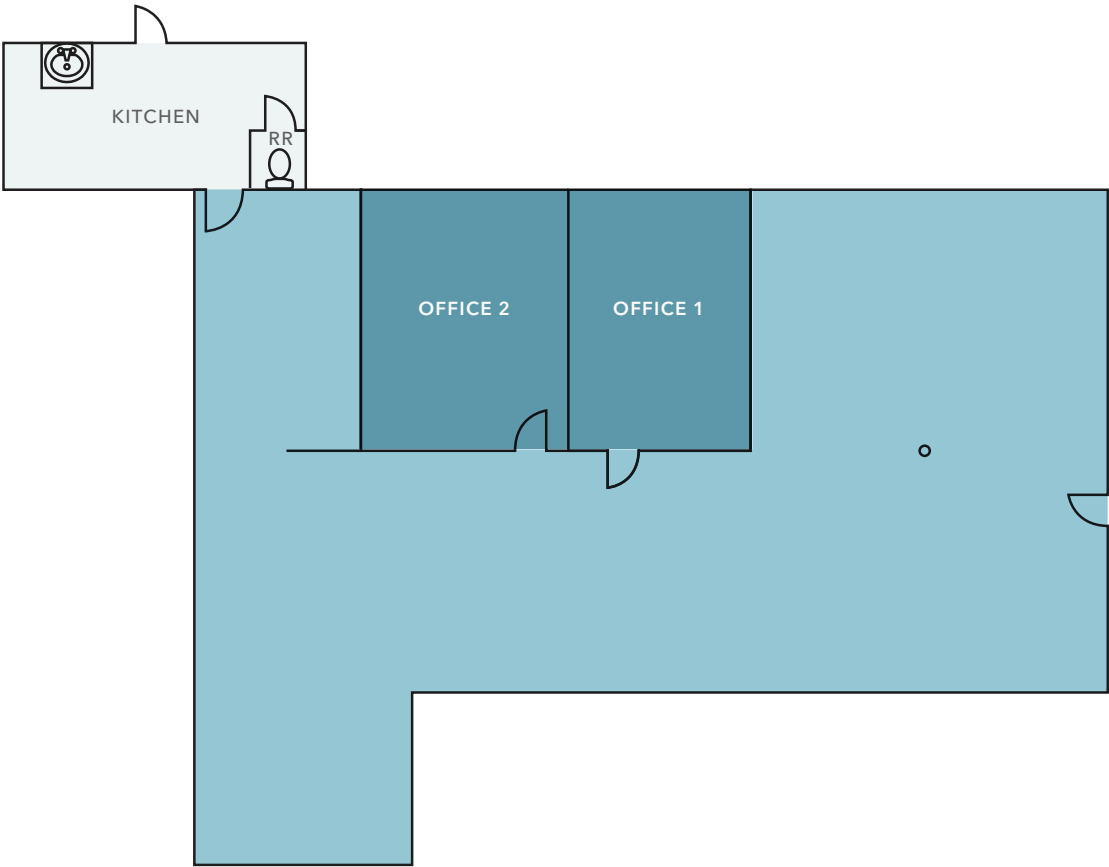
High visibility through the heart of Monroe's historic downtown district

Future upside: Property has two other tenants with leases through 11/2027 both paying below-market rents, allowing for future upside upon lease renewals.

\$650,000

PURCHASE PRICE

FLOOR PLAN



1,805 SF
AVAILABLE

NOW
AVAILABLE

\$13.80
SF/NNN



Floor plan is approximate and subject to field verification.

THE GLASBY BUILDING



EVERGREEN
SPEEDWAY

EvergreenHealth

522



BIG 5
SPORTING
GOODS

Wendy's

ihop

FIVE GUYS
BURGERS and FRIES

Fred Meyer

GALAXY
THEATRES

Walmart

Lowe's

B|E|C|U

Auto
Zone

O'Reilly
AUTO PARTS

HARBOR
FREIGHT

usbank

WELLS
FARGO

SAFEWAY

planet
fitness

Coastal

DOLLAR TREE

McDonald's



Tire LES SCHWAB

BURGER
KING

DQ

GROCERY
OUTLET
bargain market

MONROE

SUBJECT
PROPERTY

AL BORIN
PARK

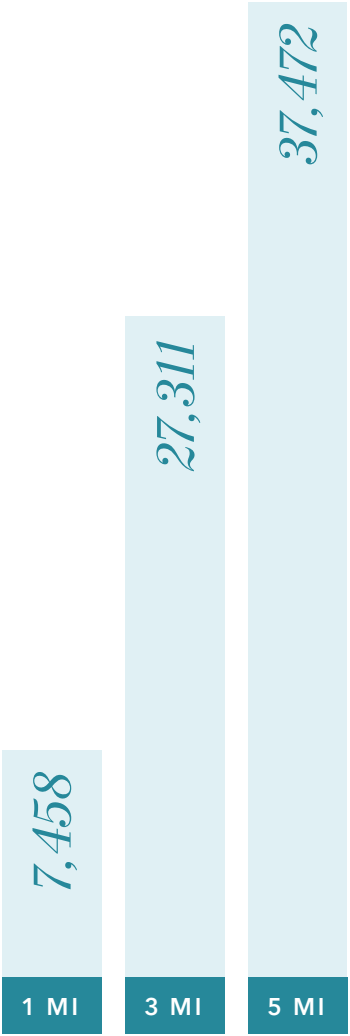


AVAILABLE FOR SALE OR LEASE

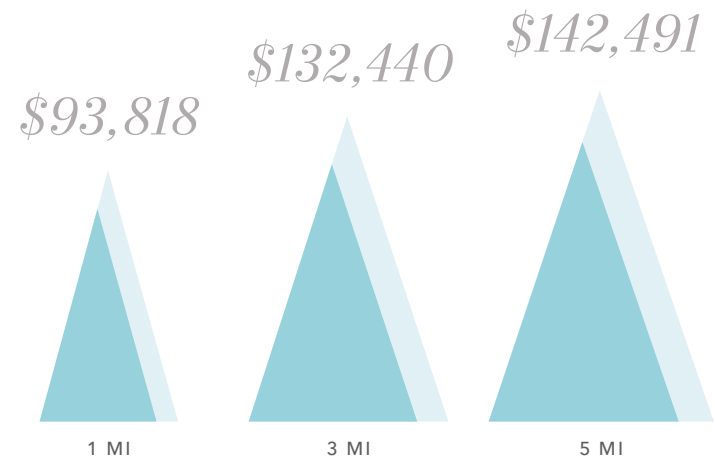
KIDDER MATHEWS

DEMOGRAPHICS

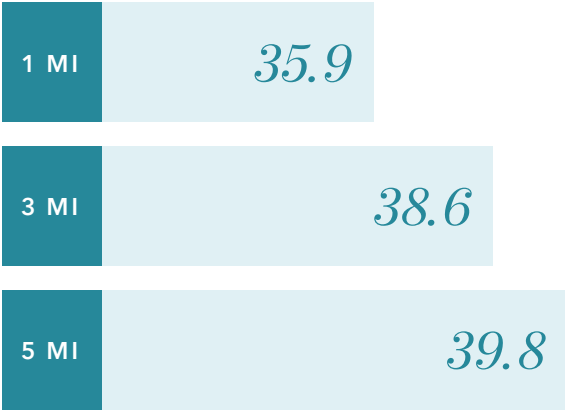
POPULATION



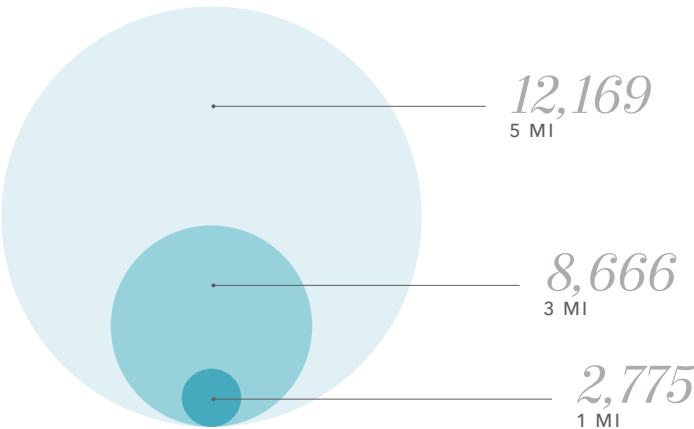
AVERAGE HOUSEHOLD INCOME



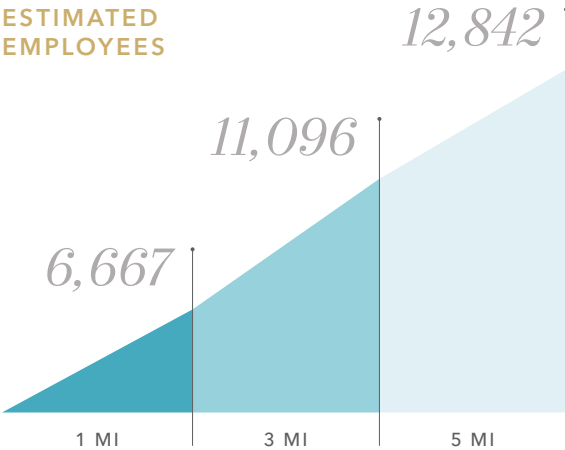
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Data Source: ©2024, CoStar



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*For more information on
this property, please contact*

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