

**617 2nd Street SE**

617 2nd St SE Puyallup WA 98372

Listing #: 572778 | Status: Sold | Closing Date: 06/07/2016 | Last Modified: 6/8/2016 |

For Sale

**617 2nd St SE Puyallup WA 98372****Listing Information****Price**

Listing Price	\$ 165,000
\$/SF	\$ 224.18
Selling Ofc Com	2.5
Listing Status	Sold
Days On Market	55
Asset Class	Office
Search Tags	Live/Work, Single-Tenant

**Closed Sales Only**

Actual Sold Price	\$ 160,875
\$/SF	\$ 218.58
Closing Date	06/07/2016

**Investment Information**

Investment Prop	Yes
Gross Income	\$ 10,200
Vacancy Factor %	0.00%
Operating Expenses	\$ 2,500
Net Operating Income	\$ 7,700
CAP Rate	4.67 %

**Retail Information**

Signage	Signage on Building and Freestanding
Anchor	Res Rental

**Associated Files**

CBA Flyer
-----------

**Property Information****Building Information**

Building Status	Existing
# of Buildings	1
# of Floors	1
# of Units	1
Total Building Sq/ft	736
Net Rentable Area	736
Total Office Sq/ft	736
Largest Continuous Sq/ft	736
Lot Sq/ft	5,663
Acres	0.13

**Property Type**

Property Type	Office
Office Type	Single Tenant
Investment	Yes
Owner	Marlin & Lori Horeis
Building Class	C

**Location**

County	Pierce
Location Description	Downtown Core
Cross Street	7th
Market Area	Puyallup/Sumner
Tax ID #	0420273159
Zoning	C1

**Parking Information**

# Covered Spaces	1
# Uncovered Spaces	1
Total Parking Spots	2

**Construction**

Year Built	1953
Year Renovated	1969
Roof Type	Composition
Construction Type	Framed, Wood

**Agent Information****Showing Instructions**

Call Listing Agent	Yes
Use Discretion	Yes

**Barbara Riske**

(253) 686-0606

briske.commercial@kw.com

**Coldwell Banker Bain-Puyallup**

(253) 841-9100

**Public Comments:** Currently being used as a SF rental though has commercial zoning along with residential.**Public Building Comments:** Zoned commercial.**Search Tags:** Live/Work, Single-Tenant,**History**

For Sale

Listing ID#	Status	Listing Date	List Price	Sale Price	Closing Date	CMA
572778	Sold	04/11/2016	\$ 165,000	\$ 160,875	06/07/2016	