



FOR SALE

Rare close-in commercial land located in the heart of Kirkland

11636 120TH AVE NE, KIRKLAND WA

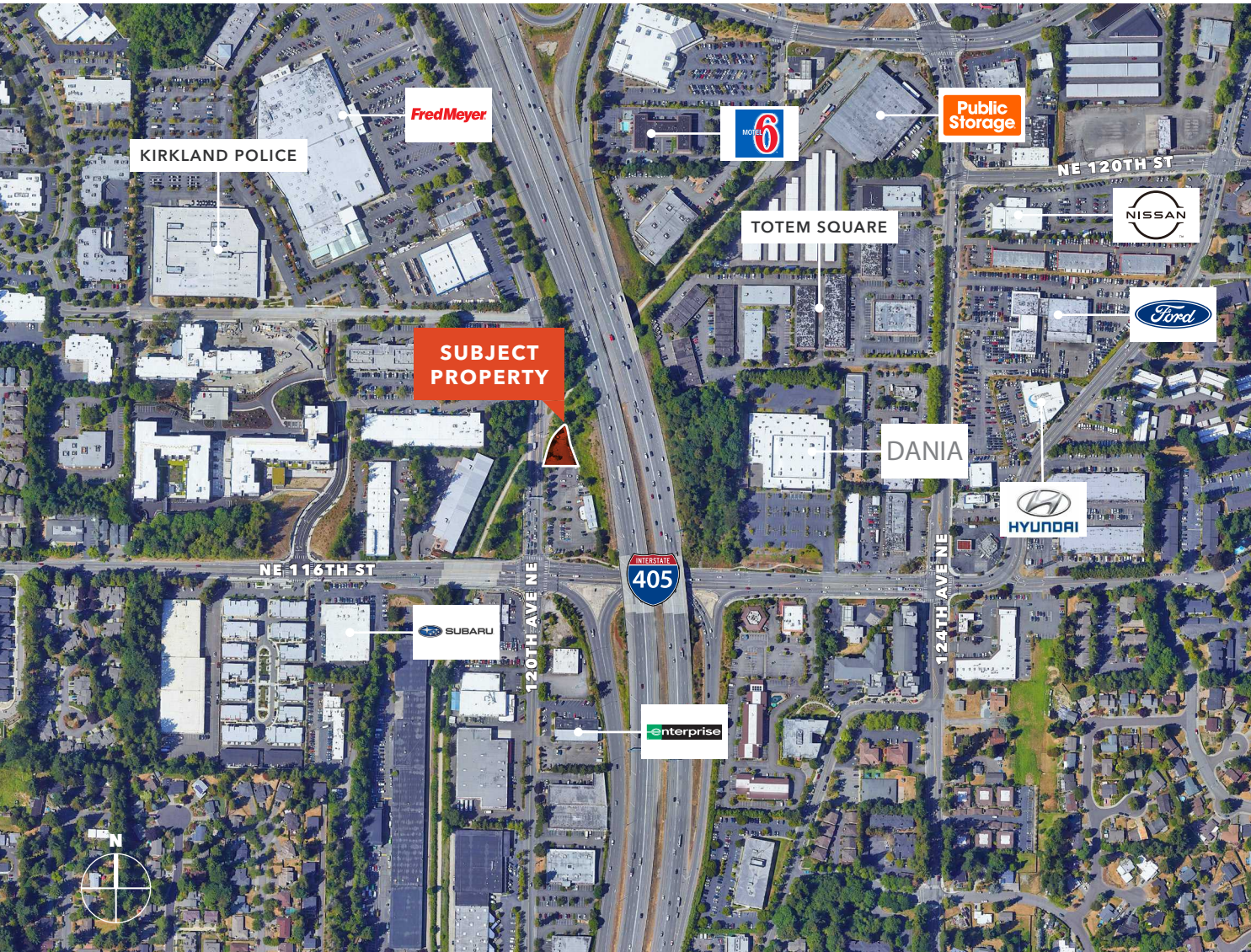
Kidder Mathews



FOR SALE

11636 120th Ave NE

KIRKLAND, WA 98034



14,410 SF (0.33 AC) of TL 4C zoned land

LONG-TERM cell tower lease provides an additional \$17,012 in income annually

LOCATED directly off of NB I-405 with immediate access to on/off ramps

SALE PRICE \$2,100,000 (\$145/SF)

JASON BLOOM
425.450.1102
jason.bloom@kidder.com

TODD GAUTHIER
425.450.1118
todd.gauthier@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

km Kidder Mathews