



101 2nd St. NE
Auburn,
Washington
98002

FOR SALE - SOUTH SOUND SURGICAL CENTER & PRACTICE

FEATURES

- ◆ **Location:** Adjacent to MultiCare Auburn Medical Center (Approximately 85 ft)
 - ◆ **Parcel Number:** 049250-0215
 - ◆ **Building Size:** 17,740 sqft including basement
- ◆ **Lot Size:** 25,242 sqft (per King Co. assessors office)
 - ◆ **Parking:** 25 dedicated parking spaces
 - ◆ **Zoning:** Downtown Urban Center (DCU)
 - ◆ **Present Use:** Medical & Surgery Center
 - ◆ **Walk Score:** 86 / **Transit Score:** 40
- ◆ **Surgical Practice sold separately under Non-Disclosure Agreement**



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Rare Investment Opportunity

The offering of South Sound Surgery Center for SALE represents a unique opportunity to acquire a well-located medical building in the south sound medical community. Its location, dedicated parking and growing lease opportunities makes this an attractive.

Property Basics

South Sound Surgery Center is a single story stand-alone corner building on 25,242 sqft. The building has large windows, well groomed landscaping and currently has medical build-out. Excellent parking with 25 dedicated spaces. Overall building is 17,740 sqft: Medical Office 12,450 sqft, Storage Warehouse 5,290 sqft.

The Location

South Sound Surgery Center is located in the heart of Auburn's medical district, on a busy corner lot. Highly visible frontage with great street appeal and exterior signage available. Exceptionally situated, the building is across the street from the MultiCare Auburn Medical Center, and approximately 28 miles south of Seattle.



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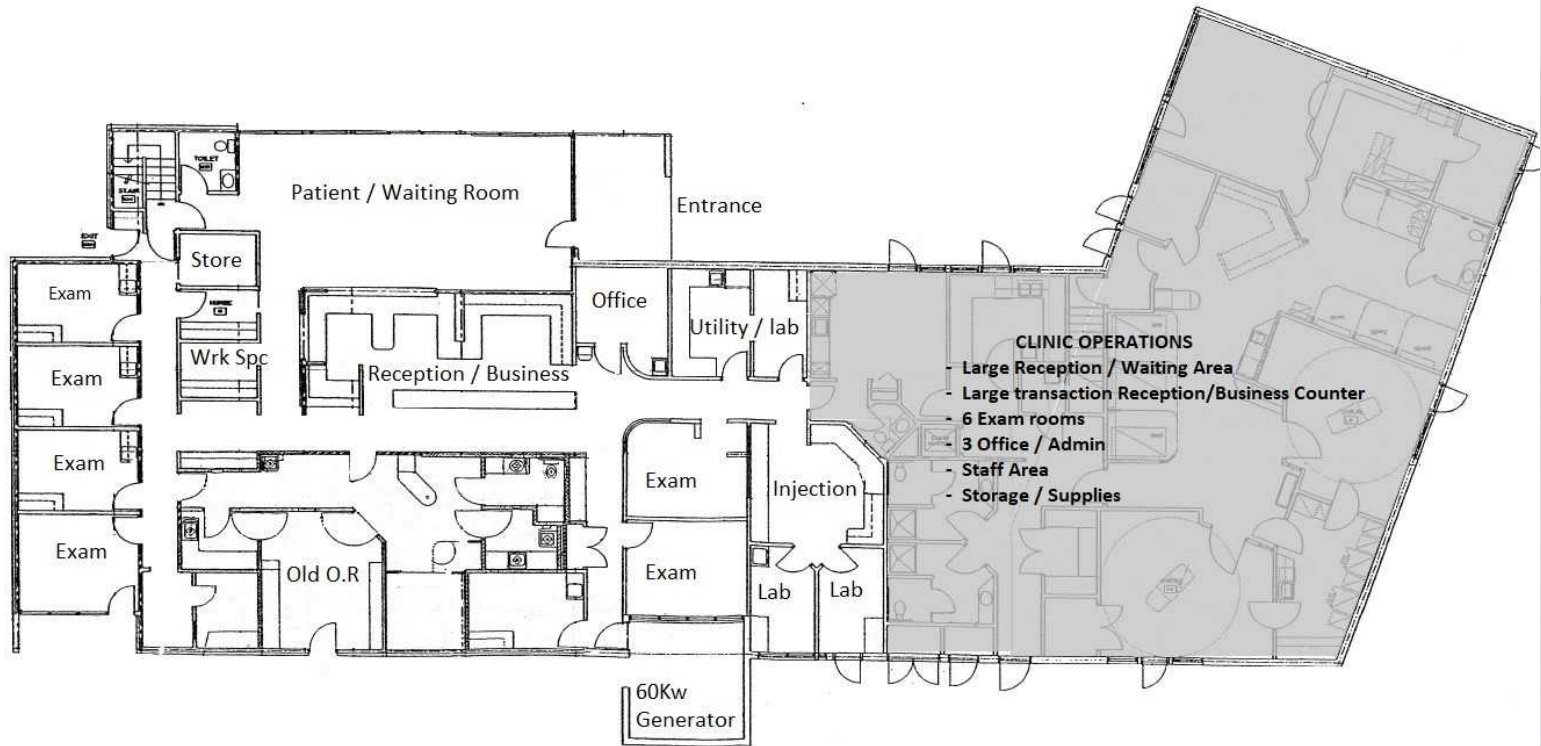
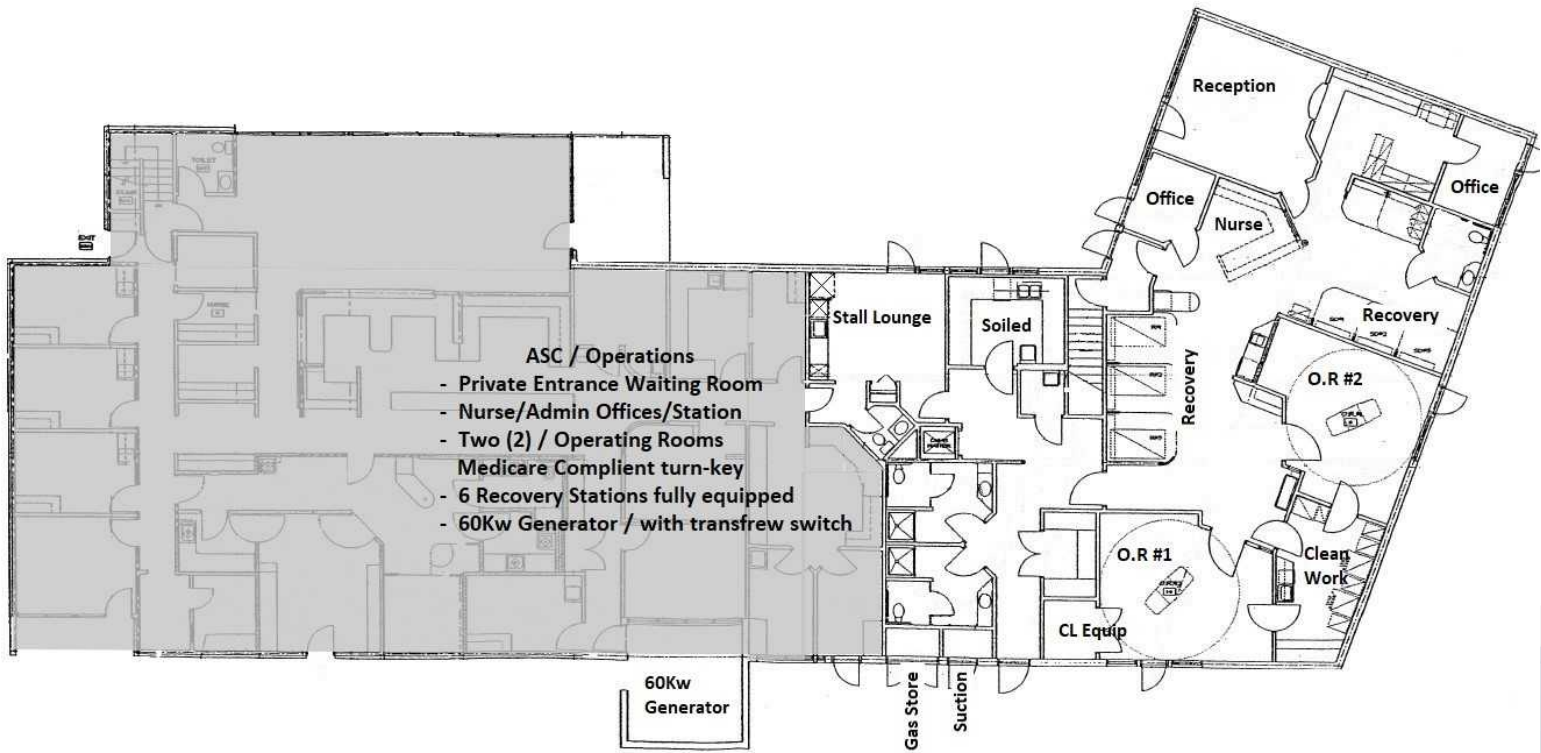


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Not Drawn to Scale



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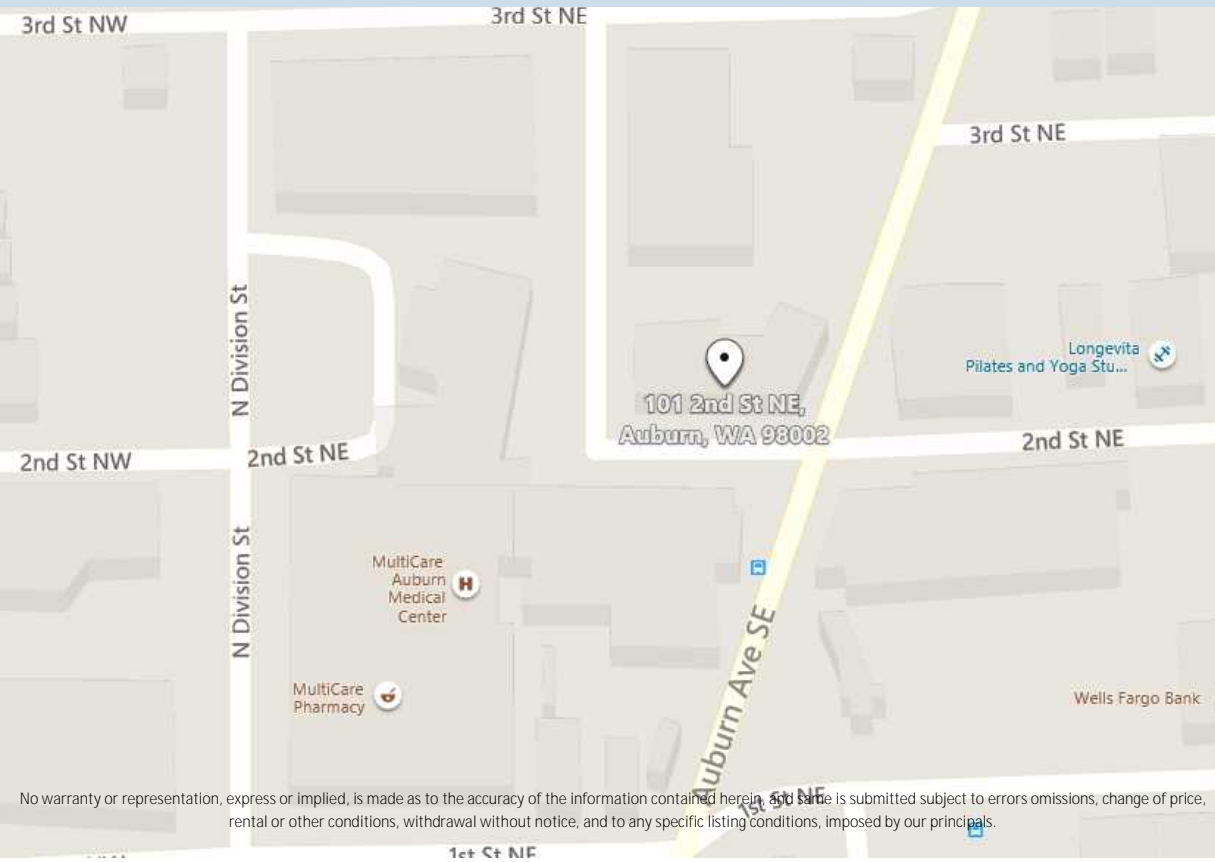
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