

5,215 SF BUILDING ON HIGHWAY 99

OWNER/USER  
SALE



15701 Highway 99, Lynnwood, WA 98087

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# SALE PRICE: \$1,290,000

## LAND SIZE: 10,086 SF

## BUILDING SIZE: 5,215 SF (1,008 SF ofc)

### BUILDING FEATURES:

- Available for occupancy now
- 1 Grade-level roll-up loading door
- 9' Clear height
- 400 amps electrical power (two panels of 200amp at 120/208v, 3 phase)
- Pneumatic air
- New building upgrades:
  - Roof
  - Light fixtures
  - Flooring and fixtures in the restrooms

### PROPERTY FEATURES:

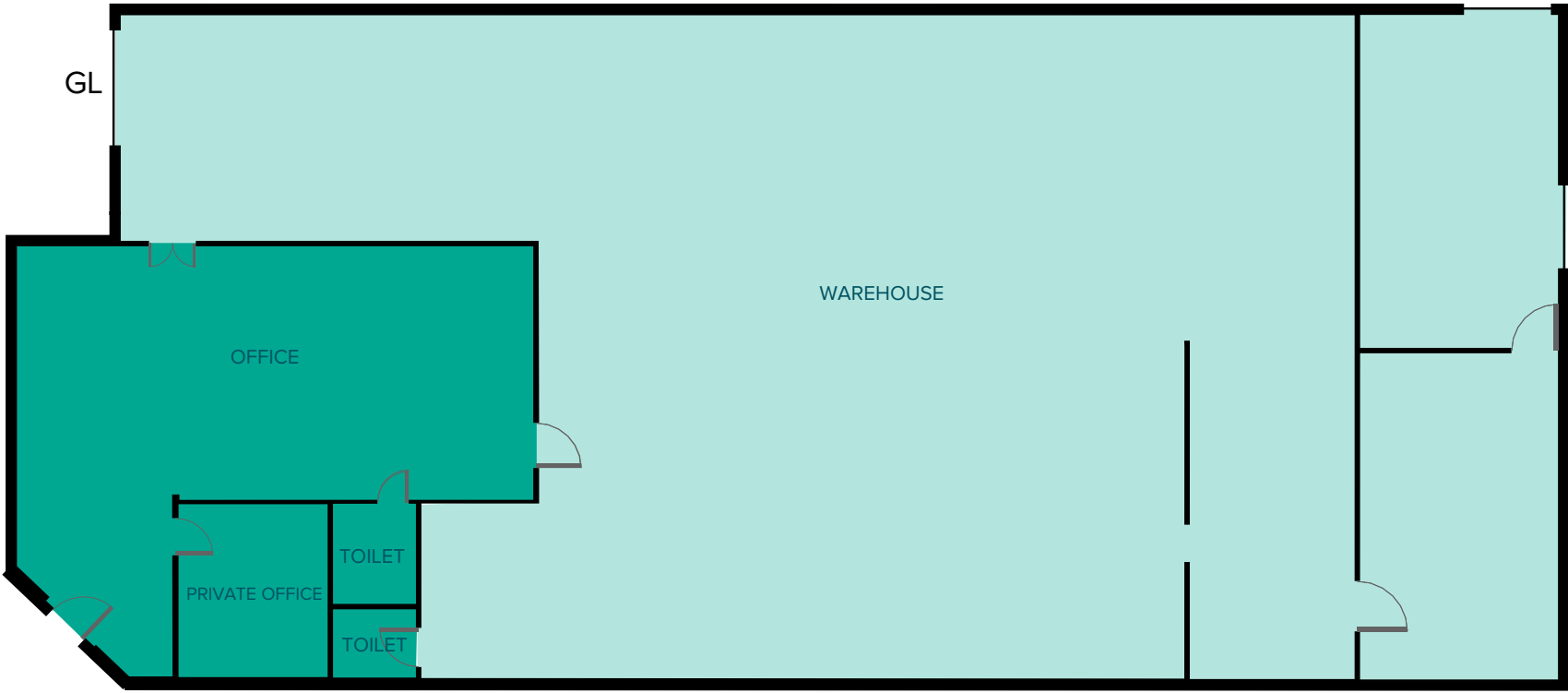
- UC Zoning which allows a variety of uses such as Warehouse, Office, and Retail
- Highway 99 traffic count: 33,000+ cars per day
- Ingress/Egress available along both Highway 99
- Quick access to Highway 99, SR-525, I-405, and I-5



Please be advised that this analysis is generalized, does not purport to be all-inclusive and does not factor in many of the financial and personal aspects one should take into account when electing to purchase real property. The potential purchaser must analyze this investment based upon its own analysis, including, without limitations, its own tax considerations (including current and future tax laws), recapture of depreciation, ultimate sales price and market considerations. These items must be evaluated by a qualified CPA, attorney or other consultant when making the decision to purchase. RHCRE makes no representation or warranty with respect to the accuracy or completeness of the information provided herein.

# BUILDING FLOOR PLAN

Suite	Warehouse SF	Office SF	Notes
15701	4,207 SF	1,008 SF	Rare warehouse space with retail exposure and signage. <b>Available now.</b>



5,215 SF (1,008 SF ofc)



# SITE PLAN





# LOCATION MAP

