

For Sale

Bret's Inc. Auto Repair

21010 66TH AVE W, LYNNWOOD, WA



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NAI Puget Sound
Properties

Offering Summary

NAI Puget Sound Properties is pleased to present for sale a single-tenant automotive building in Lynnwood, WA, currently occupied by Bret's Inc. Auto Repair. The 3,996 square-foot standalone building offers 2 oversized roll-up auto bays, a front office/lobby area, and ample on-site parking.

Bret's Inc. Auto Repair will be vacating the premises, making this property an ideal opportunity for an owner-user buyer. The business is also available for sale. Please contact listing agent for further details.



1,300,000

ADDRESS	21010 66th Ave W, Lynnwood, WA
LOT SIZE	16,117 SF
BUILDING AREA	3,996 SF
YEAR BUILT	1985
ZONING	CG





Investment Highlights

+ AUTOMOTIVE SERVICE BUILDING

Opportunity to own and operate an automotive service repair building with ample parking.

+ LONG TERM BRET'S INC. AUTO REPAIR LOCATION

Property has been occupied by Bret's Inc. for over 30 years, speaking to the stability of business operations at this location.

+ OWNER-USER OPPORTUNITY

Bret's Inc. Auto Repair will be vacating the premises, making this property an ideal opportunity for an owner-user buyer. The business and associated equipment can also be purchased pursuant to the transaction for an additional value.

+ FANTASTIC LOCATION

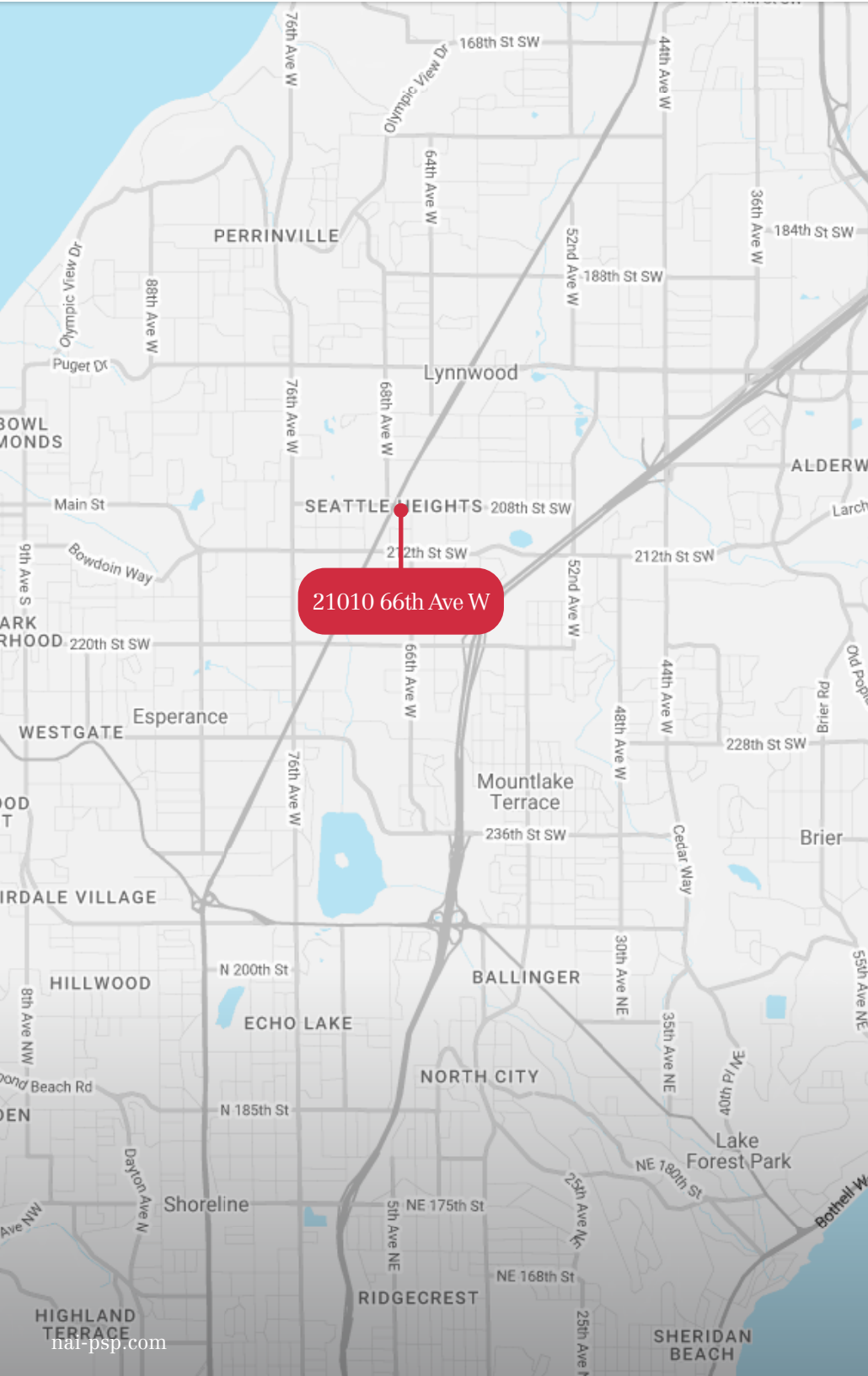
Located near the heavily trafficked Hwy 99, surrounded by major retail centers and automotive businesses.

+ POTENTIAL TO PURCHASE BRET'S INC. AUTO REPAIR BUSINESS

This business is also available for sale and must be purchased with the real estate. Please contact listing agent for further details.

NEARBY AMENITIES





Lynnwood

Market Overview

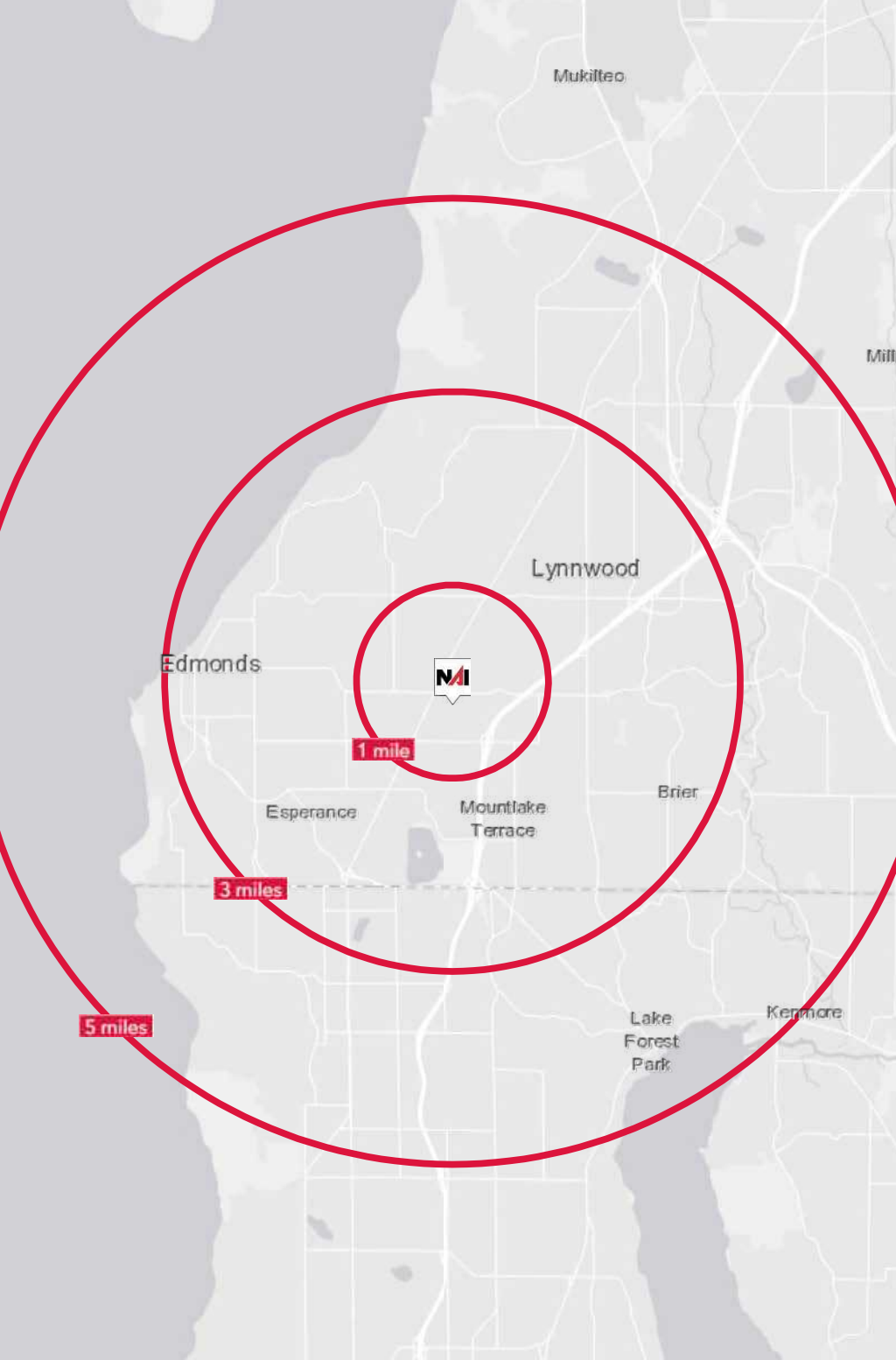
Located in the northwestern part of Snohomish County, Lynnwood benefits from its proximity to Everett and Downtown Seattle, just 13 and 16 miles away respectively. Snohomish County, the 3rd most populous county in Washington with an estimated population of approximately 822,000 as of 2020, serves as a vibrant backdrop for Lynnwood's growth.

The Lynnwood City Center, currently transforming, is evolving into a bustling commercial hub and an attractive residential destination. Various ongoing and completed projects aim to revitalize the city's transportation infrastructure, expand public spaces and parks, develop housing options, enhance cultural offerings, foster a pedestrian-friendly atmosphere, and elevate overall livability within Lynnwood's urban core.

Adjacent to the City Center lies the Alderwood Mall, the largest mall in Snohomish County, featuring 158 retail stores anchored by Nordstrom, JCPenny, and Macy's. This area has become a thriving retail and office district, drawing in major brands like Costco, Target, Whole Foods, and Regal Cinemas.

Lynnwood takes pride in its abundant green spaces, boasting over 350 acres spread across 19 community and neighborhood parks, along with 14 miles (23 km) of recreational trails. Notably, portions of these open spaces are dedicated to natural conservation areas such as Lund's Gulch and Scriber Creek. Additionally, the city offers diverse recreational facilities including a municipal golf course, skate park, sports fields, a water park, and a senior center. Regular community events, such as the annual Fair on 44th block party, movie screenings, and Shakespeare in the Park, further enrich the city's cultural tapestry.

With its strategic connectivity to neighboring cities and the broader Seattle-Tacoma-Bellevue metropolitan area, Lynnwood is poised to remain a thriving nexus of growth and development for years to come.



Demographic Overview

	1 MILE	3 MILES	5 MILES
Population	18,832	136,036	292,464
Households	8,169	56,051	114,997
Median Age	36.7	42.4	41.3
Median HH Income	\$72,391	\$95,689	\$107,131
Avg. HH Income	\$101,320	\$132,795	\$144,853
Renter Occupied Housing Units	4,277	20,860	39,599

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EXCLUSIVELY LISTED BY:

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