

FOR SALE OR LEASE

5,896 SF BUILDING ON A 35,458 SF LOT

2326 AUBURN WAY N | AUBURN, WA



PROPERTY INFORMATION

BUILDING SIZED

5,896 SF

LOT SIZE

35,458 SF

CURRENT USE

Office

YEAR BUILT / RENOVATED

1970 / 2014

CONSTRUCTION TYPE

Masonry

HVAC

Heat Pump (Roof Mounted)

PARKING

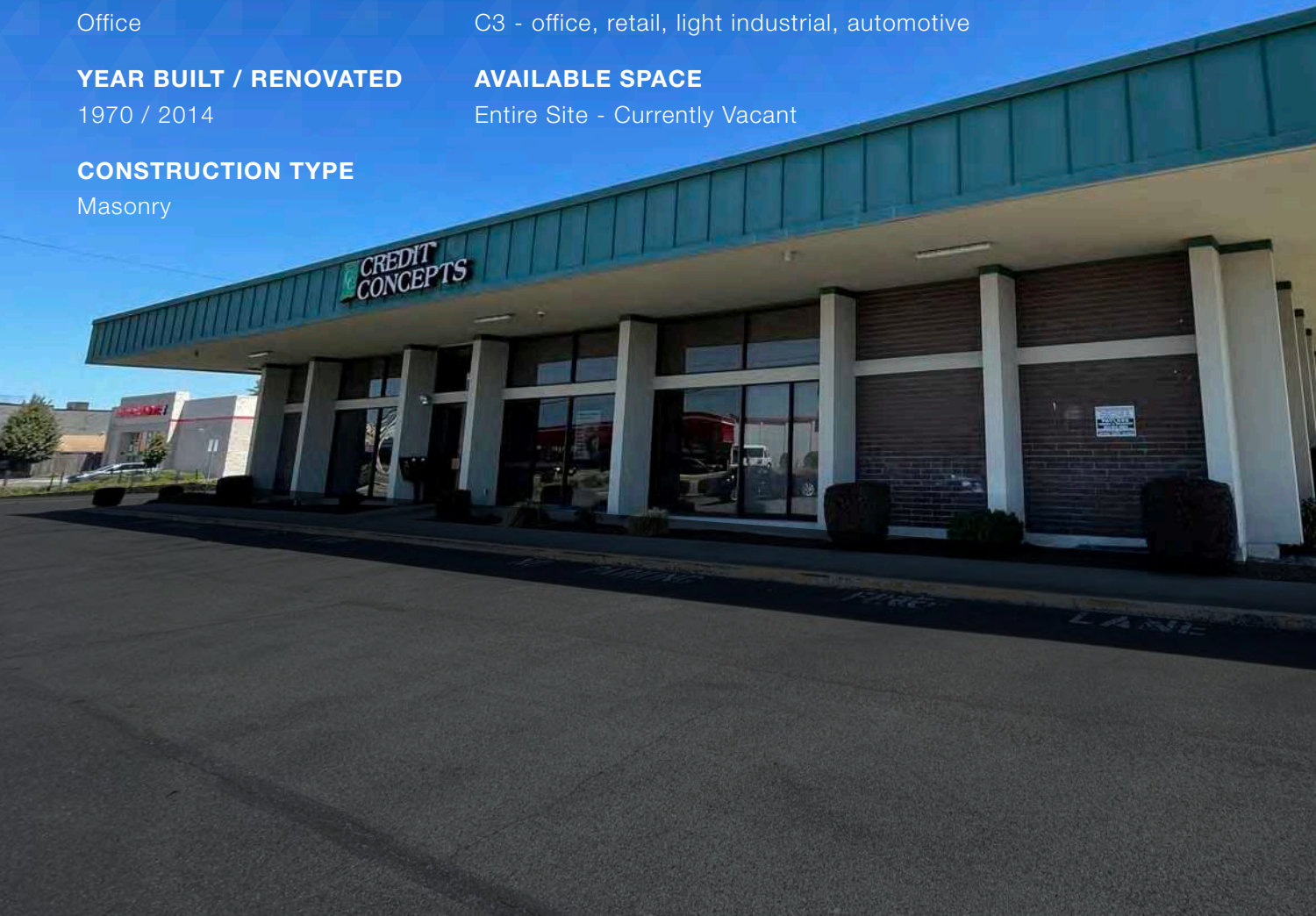
Paved - 75+ stalls

ZONING

C3 - office, retail, light industrial, automotive

AVAILABLE SPACE

Entire Site - Currently Vacant



Offering Summary

SALE PRICE \$2,300,000

LEASE RATE Negotiable

LEASE TERM 5+ Years

AUBURN WAY N

24TH ST NE



Large lot providing gated/
secure parking for 75+
vehicles



Building underwent significant
renovation in 2014, creating a
class A office build-out



Formerly occupied by Sound
Community Bank, and the
vault and drive-thru lanes are
still intact



Flexible C3 Zoning
(office, retail, industrial
permitted)



Auburn Municipal
Airport

CHRYSLER

DODGE

Jeep

RAM

SUBARU

GMC

HYUNDAI

HONDA

Tires LES SCHWAB

ServiceKing
COLLISION

AUBURN WAY N

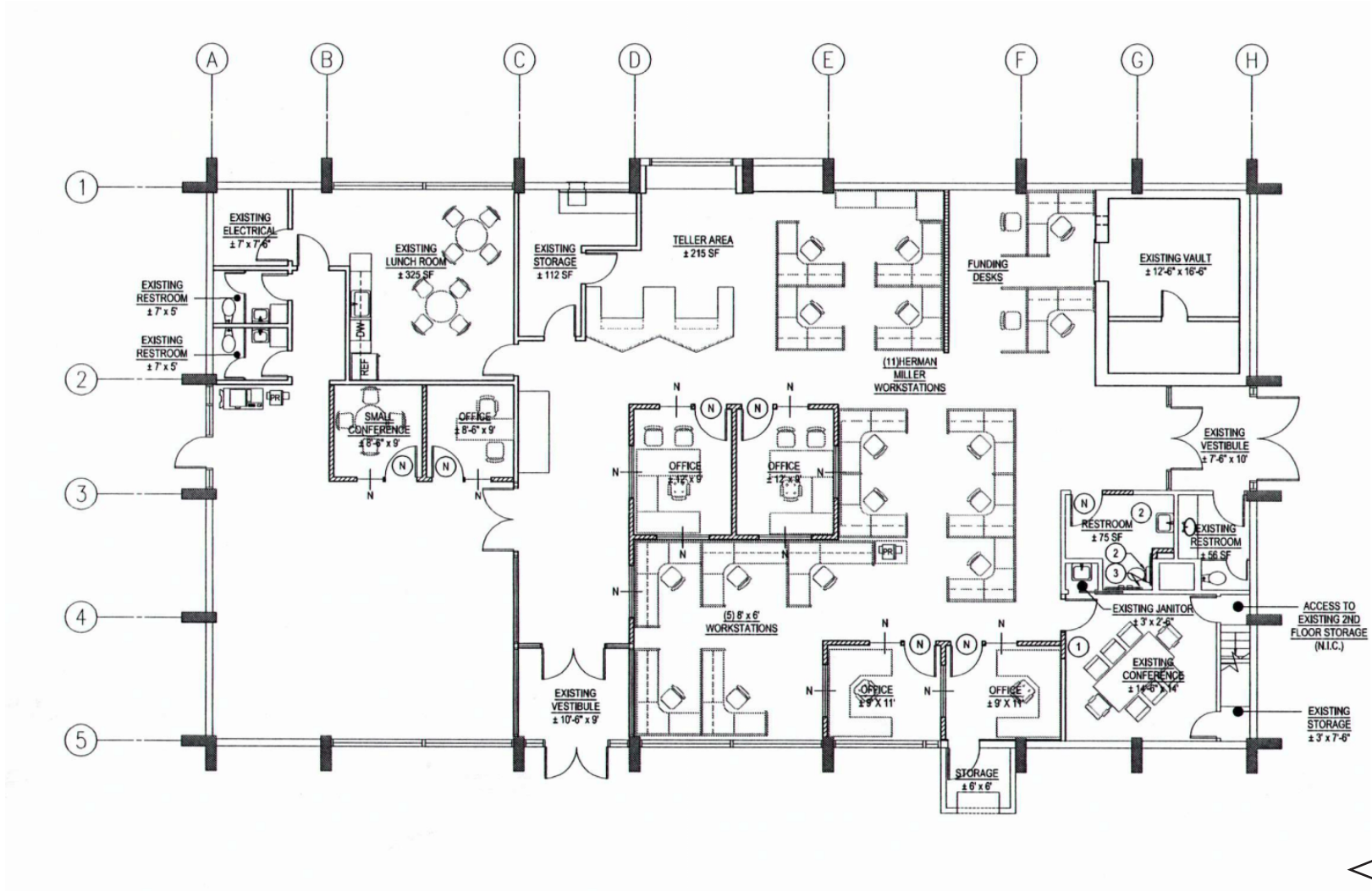
Advance
Auto Parts
Service is our best part.

24TH ST NE

Enterprise
rent-a-car

FLOOR PLAN

5,896 Total SF



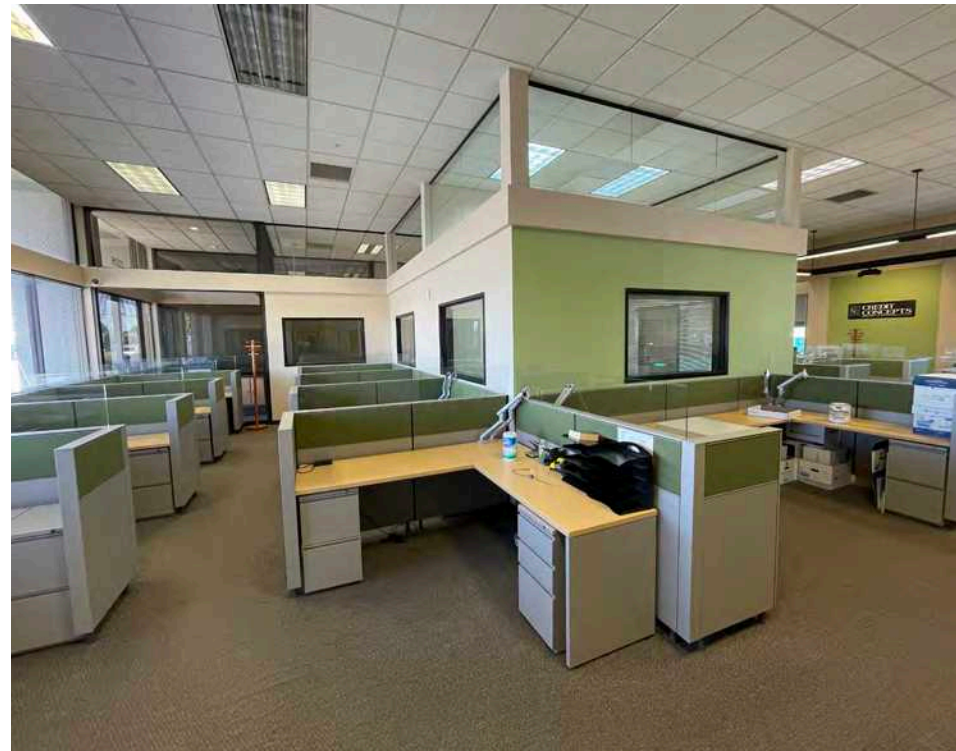
ZONING DESCRIPTION

C-3, Heavy Commercial Zone

The C-3 zone allows for a wide range of medium to high-intensity uses, including retail, commercial, entertainment, office, services, and professional activities. It focuses on catering to automobile-oriented businesses while encouraging a pedestrian-friendly atmosphere. Permitted activities may include outside operations, displays, fabrication, or services, but with potential impacts on neighboring properties and streets higher than more restrictive commercial zones.

[CLICK FOR MORE ZONING DETAILS](#)







Exclusively listed by:

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