

COMMERCIAL FOR SALE

# 43RD STREET CHURCH

3201 SOUTH 43RD STREET, TACOMA, WA 98409



FOR SALE

**KELLER WILLIAMS COMMERCIAL**

1011 E Main, Suite 420  
Puyallup, WA 98372



Each Office Independently Owned and Operated

*PRESENTED BY:*

**RICK BROWN**

Commercial Broker  
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C: (253) 617-9460  
rickbrown@kw.com  
Lic: 27026, WA

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# EXECUTIVE SUMMARY

3201 SOUTH 43RD STREET



## OFFERING SUMMARY

<b>PRICE:</b>	\$4,500,000
<b>BUILDING A SF:</b>	10,332   1 Story
<b>BUILDING B SF:</b>	4,534   2 Stories
<b>LOT SIZE:</b>	1.05 Acres
<b>FRONTAGE:</b>	43rd Street
<b>YEAR BUILT:</b>	Building A: 1960/1985 Building B: 1980/1990
<b>ZONING:</b>	URX District

## PROPERTY OVERVIEW

- \*Fantastic Location- Central Tacoma
- \*Zoning- URX District contains mainly medium density residential development such as townhouses, condos, and apartments.
- \*2 separate buildings-Church and School. Church ±10,332sqf, School ±4,534sqf
- \*Sanctuary Holds-250+
- \*Parking-70 parking spots along with some street parking



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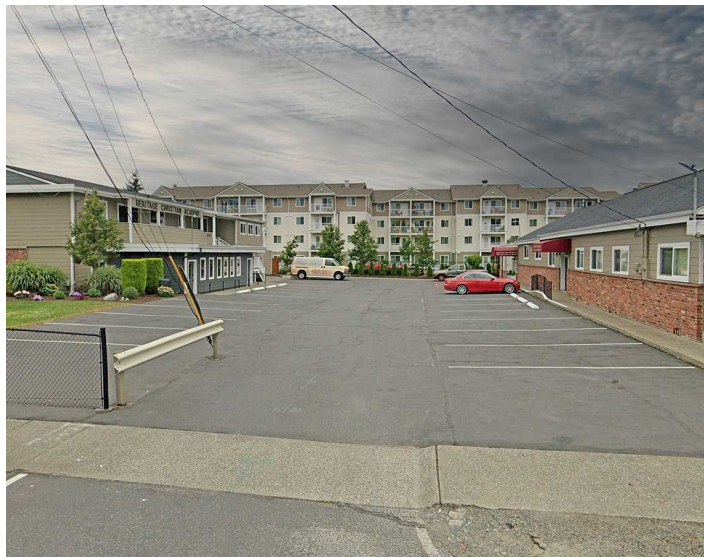


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# LOCATION & HIGHLIGHTS

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## LOCATION OVERVIEW

Close to: I-5

4 miles (8 minutes) from the Sounder train station

1 mile from Tacoma Mall Shopping/Restaurants.

1 mile from Costco



## LOCATION INFORMATION

Street Address: 3201 South 43rd Street

City, State, Zip Tacoma, WA 98409

County: WA - Pierce

Sub-market: Tacoma

## PROPERTY HIGHLIGHTS

- Fantastic Opportunity awaits!
- Zoning is URX which gives a builder opportunity for a different uses.
- Church and School have been very well taken care of, immaculate inside and out.
- Church Building-Sanctuary is beautiful, sitting 250 plus, bright and airy, plenty of space for comfort, established offices, multiple rooms that were used as sunday school rooms, multiple bathrooms and storage areas. Very functional floor plan and move in ready.
- School Building-2 Story building offering a spacious, open floor plan on the main floor with a large kitchen. Upstairs features multiple classrooms, attached garage with plenty of storage, this building is also immaculate and move-in ready.
- This property has been very well cared for, some of the highlighted features are:
  - \*Roof top mounted heating and a/c units. All 3 units are less than 3 years old.
  - \*Sellers have invested over 100k in upgrading the HVAC units over the last couple years.
  - \*Roofing-Sellers have invested over 100k in the last couple years replacing the pitched roofs on the school and classroom section of the main building. All flat roofs (main building and fellowship hall) were replaced at the same time with membrane roofing material. The pitched roof on the main sanctuary is only 2-4 years old and is in excellent shape.
  - \*Excellent alarm system for both buildings and equipped on all entries. Alarm includes motion detection, cameras that can be monitored by computer or phone 24/7.
  - \*Both buildings are equipped with high speed internet.
  - \*Cat-5 cable is run throughout most of both buildings for sound, internet and security.

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# PROPERTY PHOTOS

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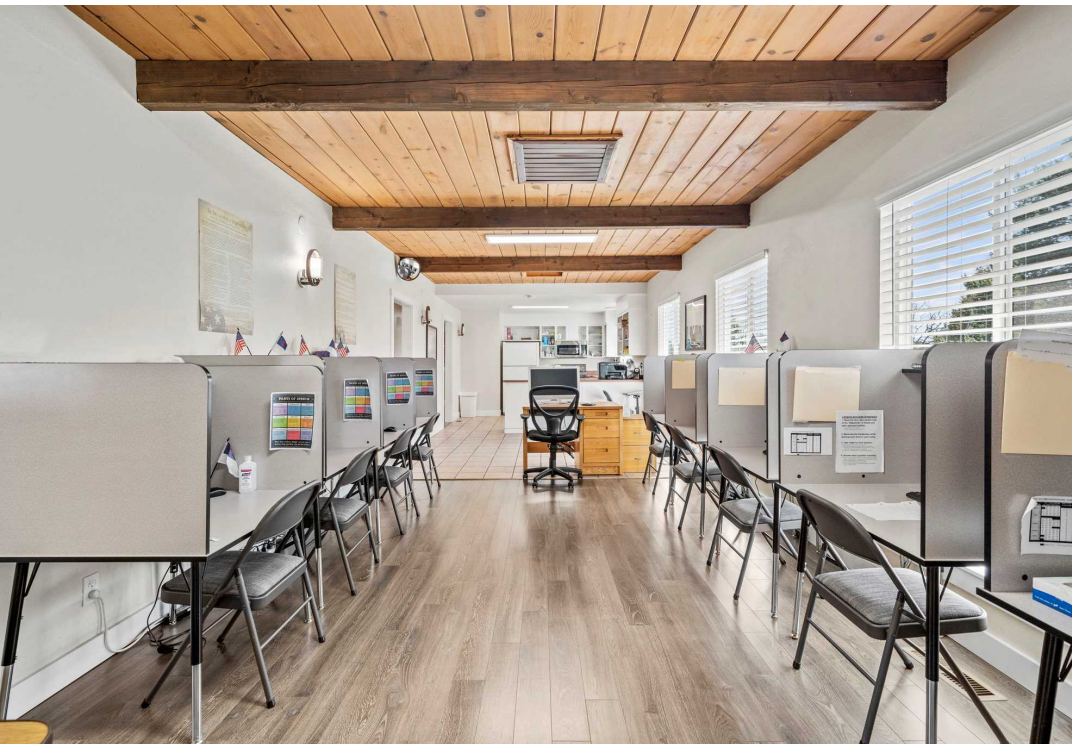
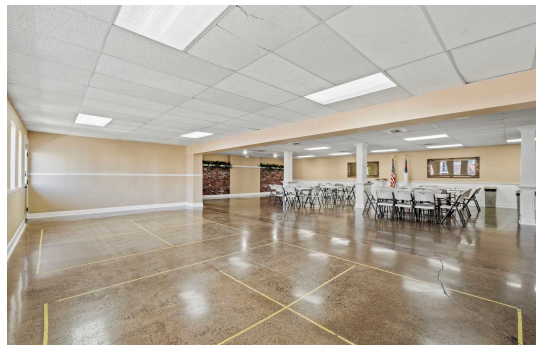
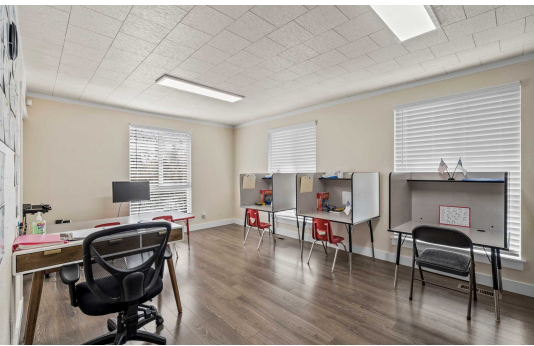
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# PICTURES

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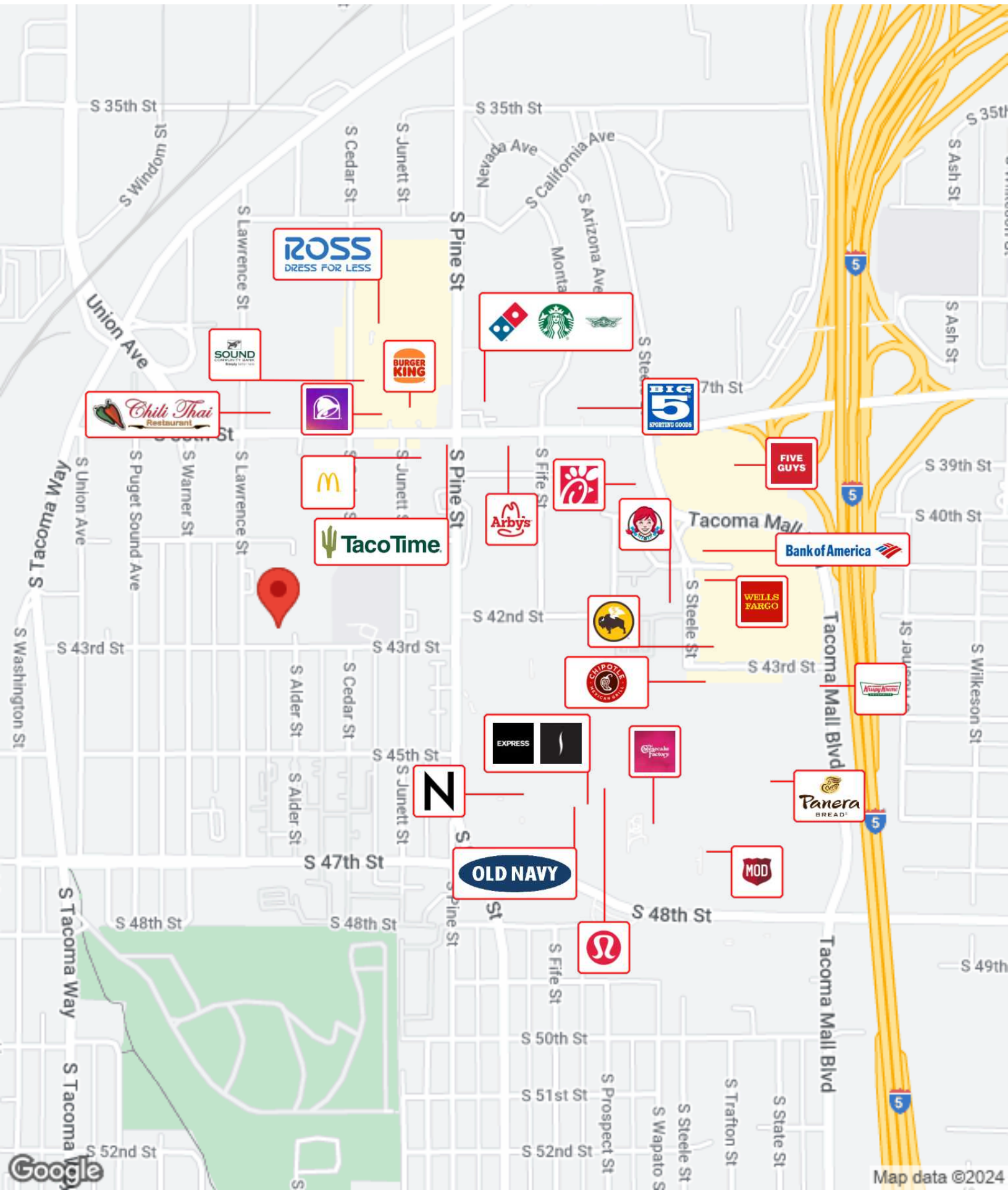
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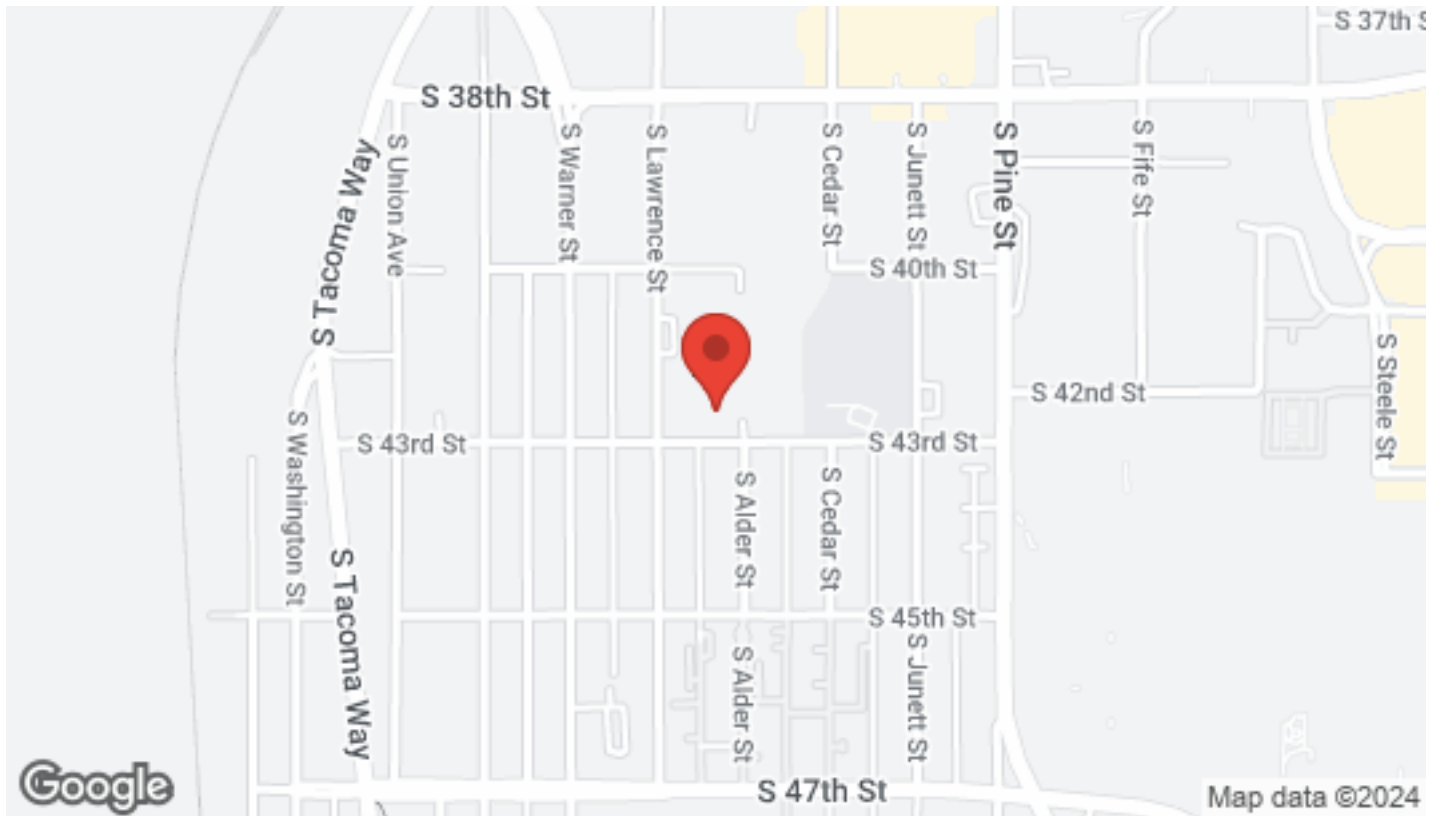
# BUSINESS MAP

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# LOCATION MAPS

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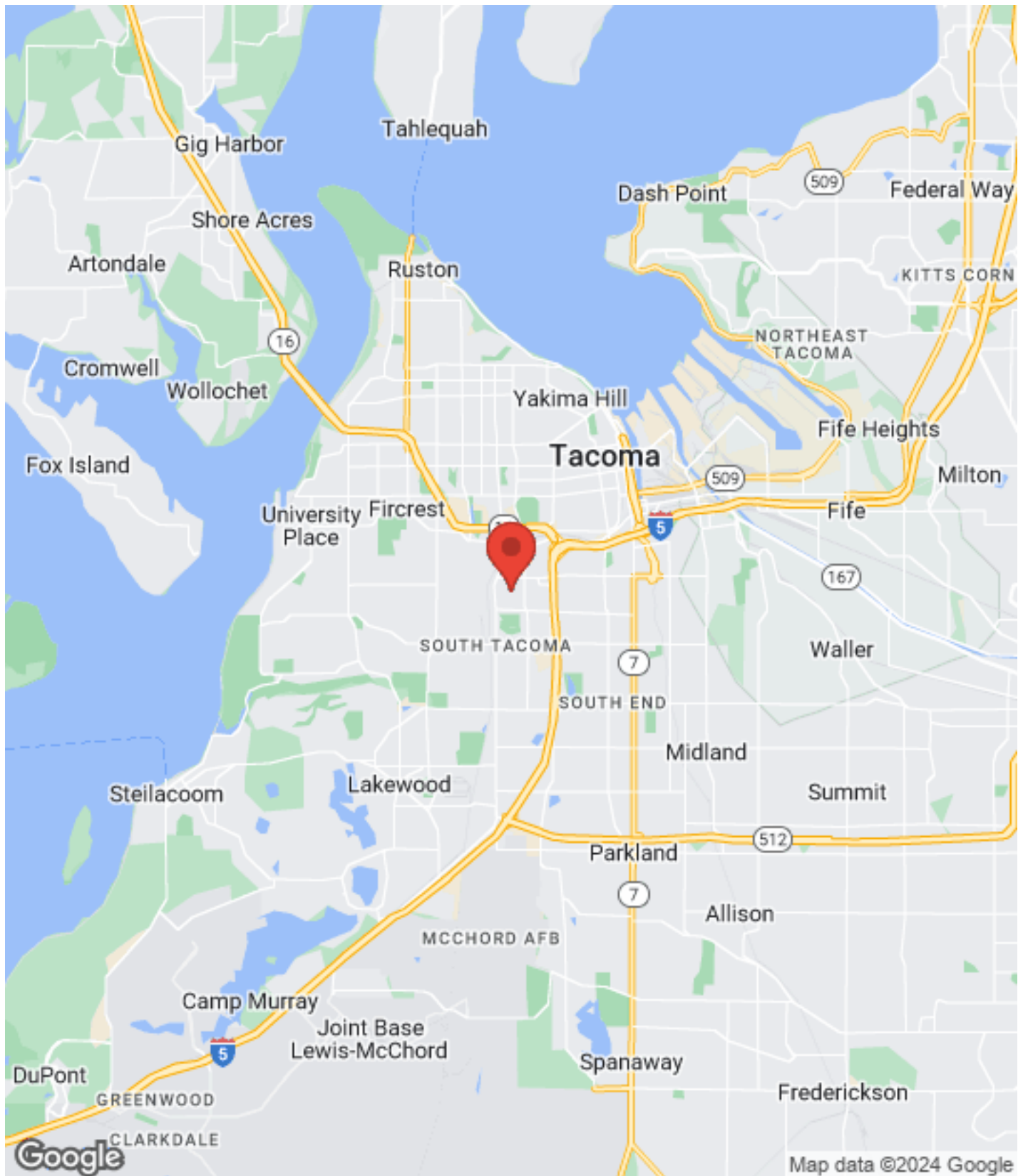
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# REGIONAL MAP

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# DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	4,781	60,356	135,208	Median	\$41,467	\$49,174	\$49,328
Female	4,967	63,649	143,680	< \$15,000	759	7,031	16,737
Total Population	9,748	124,005	278,888	\$15,000-\$24,999	543	5,563	12,463
				\$25,000-\$34,999	539	5,931	12,916
<b>Age</b>				\$35,000-\$49,999	624	7,659	17,791
Ages 0-14	2,159	25,986	56,703	\$50,000-\$74,999	952	10,448	21,879
Ages 15-24	1,364	16,522	36,030	\$75,000-\$99,999	243	5,333	12,821
Ages 25-54	4,158	50,578	112,032	\$100,000-\$149,999	258	4,761	11,587
Ages 55-64	1,055	14,638	32,959	\$150,000-\$199,999	28	1,085	3,185
Ages 65+	1,012	16,281	41,164	> \$200,000	27	508	2,114
				<b>Housing</b>			
<b>Race</b>				Total Units	4,669	55,546	126,916
White	5,510	82,487	188,711	Occupied	4,131	50,847	116,553
Black	1,750	14,437	26,972	Owner Occupied	1,441	26,908	59,676
Am In/AK Nat	59	665	1,784	Renter Occupied	2,690	23,939	56,877
Hawaiian	84	856	2,776	Vacant	538	4,699	10,363
Hispanic	1,669	15,411	36,336				
Multi-Racial	3,528	34,970	77,344				

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