

Sumner Landing

2411 136th Ave Ct E Sumner WA 98390

Listing #: 498019 | Status: Sold | Closing Date: 10/12/2017 | Last Modified: 10/12/2017 |

For Sale

2411 136th Ave Ct E Sumner WA 98390**Listing Information****Price**

Listing Price	\$ 512,000
\$/lot sf	\$ 21.50
Selling Ofc Com	2.5%
Listing Status	Sold
Days On Market	2,193
Asset Class	Land
Terms	Cash

Surveys Available

Environmental	Yes
Boundary	Yes
Wetland Survey	Yes

Closed Sales Only

Actual Sold Price	\$ 500,000
\$/lot sf	\$ 21.00
Closing Date	10/12/2017
Selling Broker	Nicole Ji
Selling Office	Irwin Real Estate Group (1003546)

Investment Information**Detail Listing Information**

Easements	Yes
Topography	Level
Total Units	1

Utilities

Sanitary Sewer	Yes
Water	Yes
Electricity	Yes
Storm Sewer	Yes
Gas Lines	Yes
Other Utilities	Yes

Land Asset Class Information

Owner Will Build to Suit	Yes
Land Use Category	Office, Retail, Specialty

Access

Curb Cuts	Yes
Road Frontage 1	24th St E
Road Frontage 2	24th and 136th
Access From	136th Ave Ct E

Associated Files

sumner retail
CBA Flyer

Property Information**Building Information**

Building Status	Land
# of Buildings	0
Lot Sq/ft	23,813
Acres	0.55

Property Type

Property Type	Land
Owner User	Yes
Owner	Sumner Landing Retail

Location

County	Pierce
Vicinity	SR 167
Location Description	Located on east of 167 at new 24th street interchange
Second Address	24th St E
Cross Street	SR 167
Market Area	Puyallup/Sumner
Tax ID #	0420127012
Zoning	IC Retail
Land Use Type	Office, Retail, Specialty

Agent Information**Showing Instructions**

Call Listing Agent	Yes
Use Discretion	No



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Up to three retail pads.

Public Comments: Retail pad 23,813 SF located next to a new soon to be built Burger King and priced at \$21.50 per SF with all improvements in and utilities stubbed. Located at the new intersection of SR 167 and 24th. A new traffic signal has been installed at the main driveway into the property by the city. Big Foot Java is also located here. Seller will do build to suit also.

Showing Instructions: Call LA for more info. Sale or build to suit.

Member Listing Comments: Retail pad 23,813 SF located next to a new soon to be built Burger King and priced at \$21.50 per SF with all improvements in and utilities stubbed. Located at the new intersection of SR 167 and 24th. A new traffic signal has been installed at the main driveway into the property by the city. Big Foot Java is also located here. Seller will do build to suit also.

Public Building Comments: Retail pad right on 24th St E at the corner of 136th Ave Ct E next to the new Holiday Inn Express. Good traffic on 24th St E. New traffic signal at main driveway intersection.

History

For Sale

Listing ID#	Status	Listing Date	List Price	Sale Price	Closing Date	CMA
498019	Sold	10/10/2011	\$ 512,000	\$ 500,000	10/12/2017	