

# FOR SALE OR LEASE

**2040 6TH AVENUE**  
2040 6th Avenue Tacoma, WA 98405



## OFFERING SUMMARY

|                  |                        |
|------------------|------------------------|
| Sale Price:      | \$790,000              |
| Lease Rate:      | \$25/SF Modified Gross |
| Building Size:   | 2,686 SF               |
| Available SF:    | 2,686 SF               |
| Lot Size:        | 0.12 Acres             |
| Number of Units: | 2                      |
| Year Built:      | 1900                   |
| Renovated:       | 1995                   |
| Zoning:          | NCX                    |

## PROPERTY OVERVIEW

Prime location office/retail building for sale or lease in the 6th Avenue Business District in Tacoma. The building is 2,856 SF and has 1,828 several of office on street level and a 858 SF apartment upstairs and an unfinished basement for storage. Asking sales price is \$790,000 and asking lease rate is \$25/SF modified gross. Parking along 6th Avenue or in a fenced lot in back. Former chiropractic clinic ideal for most professional office or retail tenants that also offers a live/work component. Great central location with easy access to the freeways.

## PROPERTY HIGHLIGHTS

- 1,828 SF of office space
- 858 SF apartment upstairs
- Parking in front and in fenced lot in back
- Across from Hilltop Heritage Middle School along 6th Avenue near S Sprague

## PROPERTY WEBSITE

[Click Here](#)

**Dominic Temmel**  
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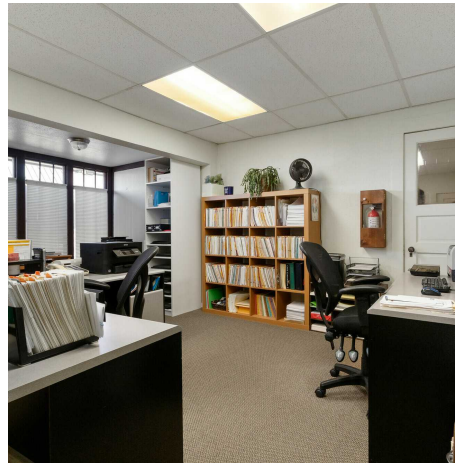
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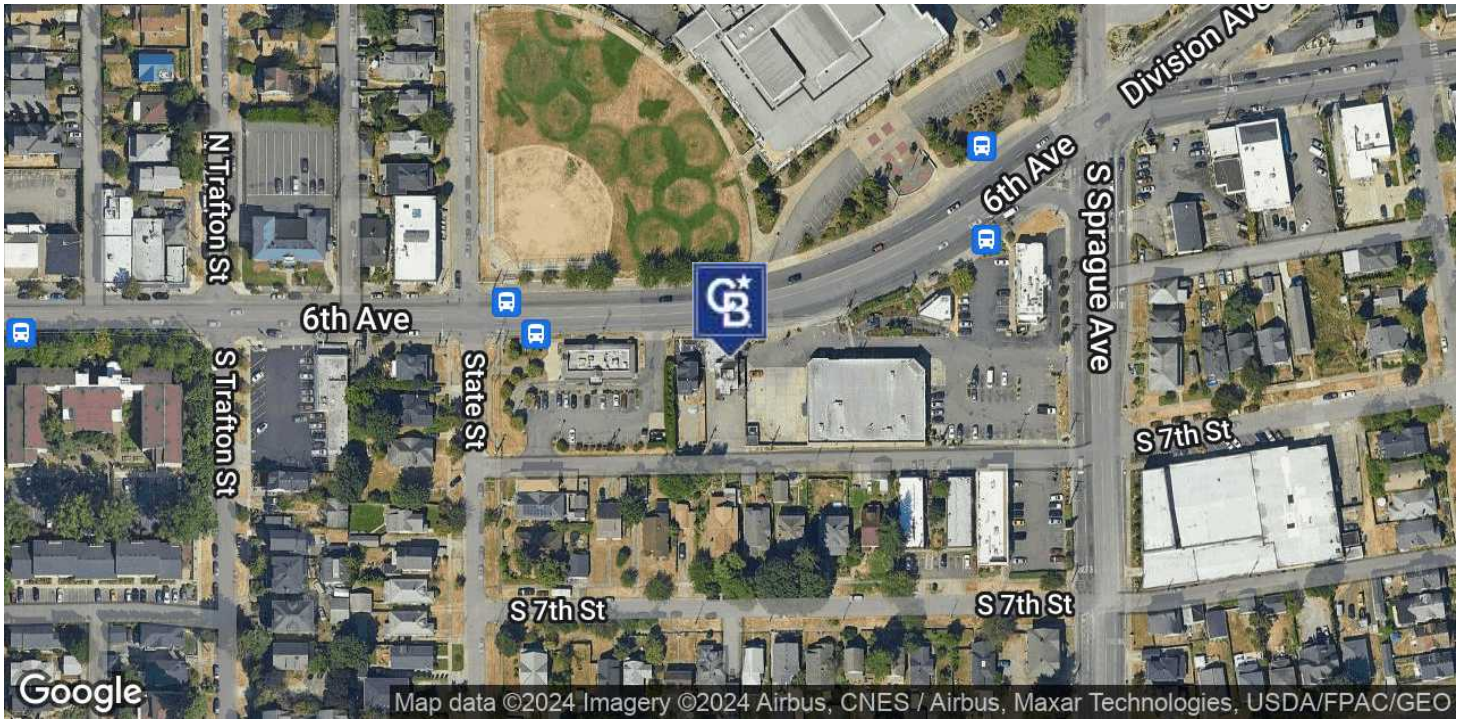
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