

100% LEASED PROPERTY FOR SALE STONEWAY ELECTRIC SUPPLY COMPANY

20121 Cedar Valley Rd, Lynnwood, WA 98036



PROPERTY HIGHLIGHTS

SALE PRICE:	\$1,225,000
LOT SIZE:	59,242 SF (1.36 Acres)
BUILDING SIZE:	2,160 SF
FENCED YARD:	4,000 SF

COMMENTS

The 20121 Cedar Valley Road property offers an **exceptional investment opportunity**. The Property is 59,242 SF, it is zoned Commercial (City of Lynnwood), includes a 2,160 SF building, has 4,000 SF of paved and fenced yard area, and has been **100% leased to Stoneway Electric Supply Company** for the past 28 years; Stoneway just renewed their lease for another 5 years (LXD 10/31/28). Stoneway Electric is financially very strong; they have 15 locations in Washington and 2 locations in Idaho.

The Property is also less than 2 blocks from the newly constructed **Lynnwood Light Rail Transit Center**, with close proximity to the I-5 freeway, as well as other numerous restaurants and services in the Lynnwood City Center. In addition to being an excellent investment property, the Property is ideally situated for redevelopment in the future and has excess land for numerous development alternatives available.



CONTACT

Chris Aberg

caberg@lee-associates.com
D 206.773.2683

Jim Bowles, SIOR

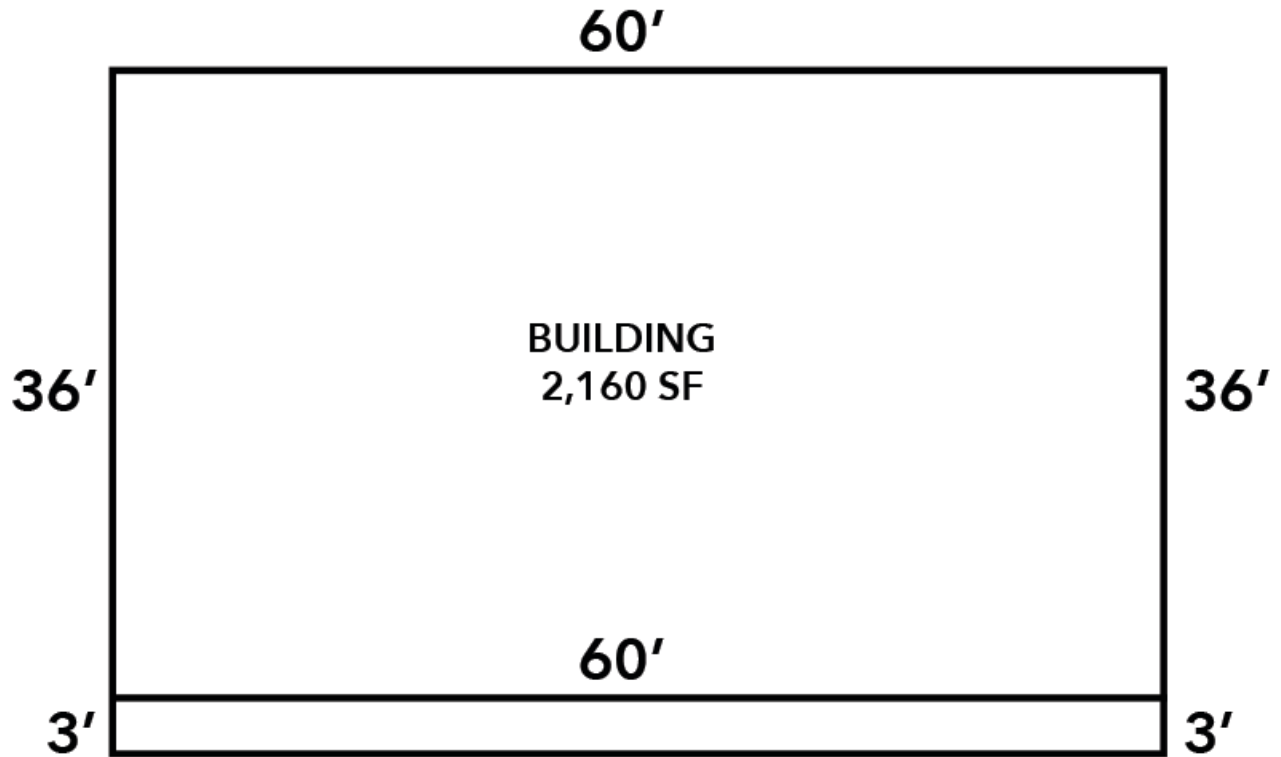
jbowles@lee-associates.com
D 206.773.2673

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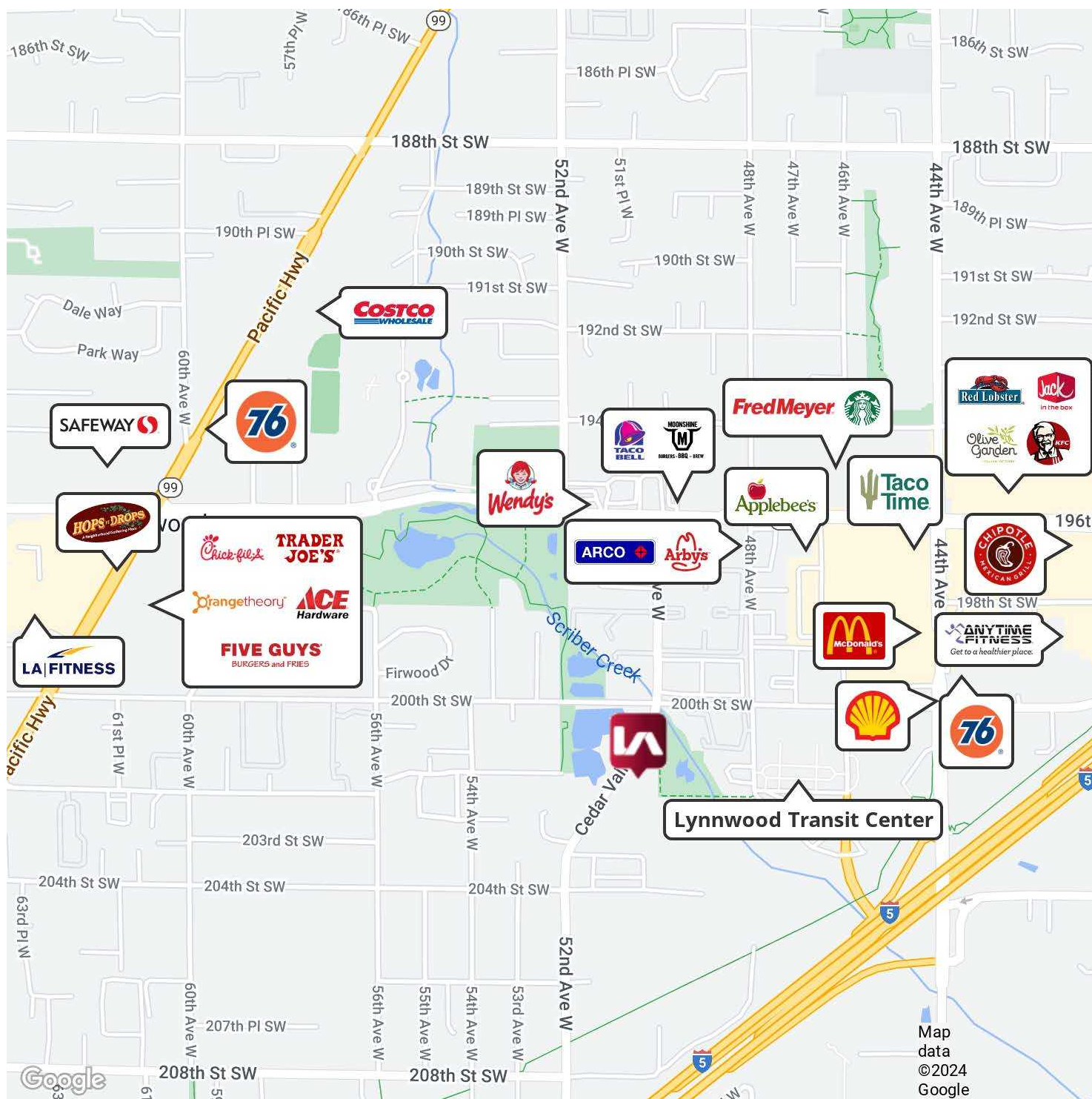
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