



FOR SALE | PRICE REDUCED!

10320-10322 Burnham Drive NW
Gig Harbor, WA 98332



FORMER CONAN FUEL PROPERTY

Lisa Tallman | Jamie Firth

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

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FOR SALE First Western Properties is pleased to introduce an exceptional investment opportunity, featuring two contiguous parcels situated along the bustling Burnham Drive NW in the highly sought-after northern Gig Harbor market area. It is important to note that these parcels are being offered as a combined property and cannot be sold individually. The current offering is below with the appraised value* as of September 2022, making it an advantageous investment opportunity. There is a metal building on the property that was originally established as a legal non-conforming use for an auto repair shop.

BURNHAM DRIVE NW PROPERTY:

- 2 Access Points off Burnham Drive NW
- Expansive Burnham Drive Frontage
- Currently Site Operates with Septic/Drainfield
- City Water/Sewer/Storm is Available on Burnham Drive
- Environmental: Monitoring in Process. See Additional Detail Page 3
- Existing Water Tanks, Located on Site, are Empty and Not in Use
- Title & Escrow: AEGIS Land Title, Gig Harbor. Contact: Traci Fraley



Population



Average HH Income



Daytime Population

Regis - 2023

Mile 1

5,558

\$173,499

2,406

Mile 3

27,765

\$176,384

10,191

Mile 5

52,396

\$170,788

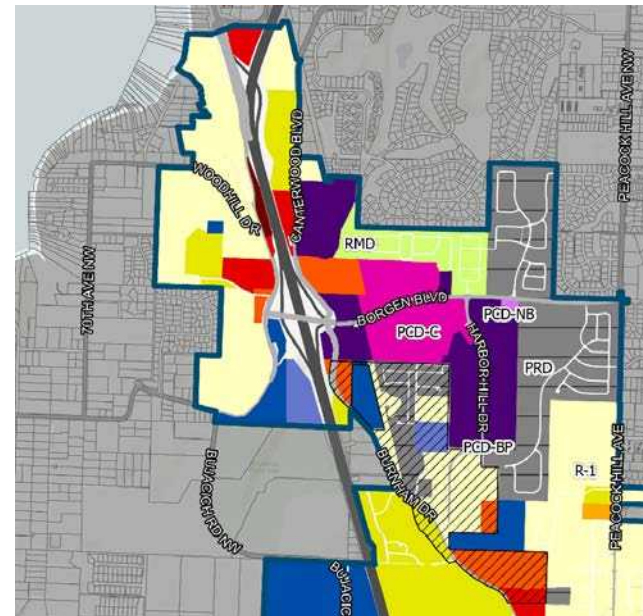
16,807

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Summary

Property Address	10320 - 10322 Burnham Dr. NW
Opportunity Type	Re-development/Re-purpose
Total Land Area	3.14 Acres (136,778 SF)
Parcel Numbers	0222313022 and 0222312008 (May not be sold separately)
Building Size	3,600 SF±
Building Built:	1985
Zoning	MSF (Pierce County)
Jurisdiction	Pierce County
Asking Price	\$1,360,000* \$1,200,000 Owner Contract Option

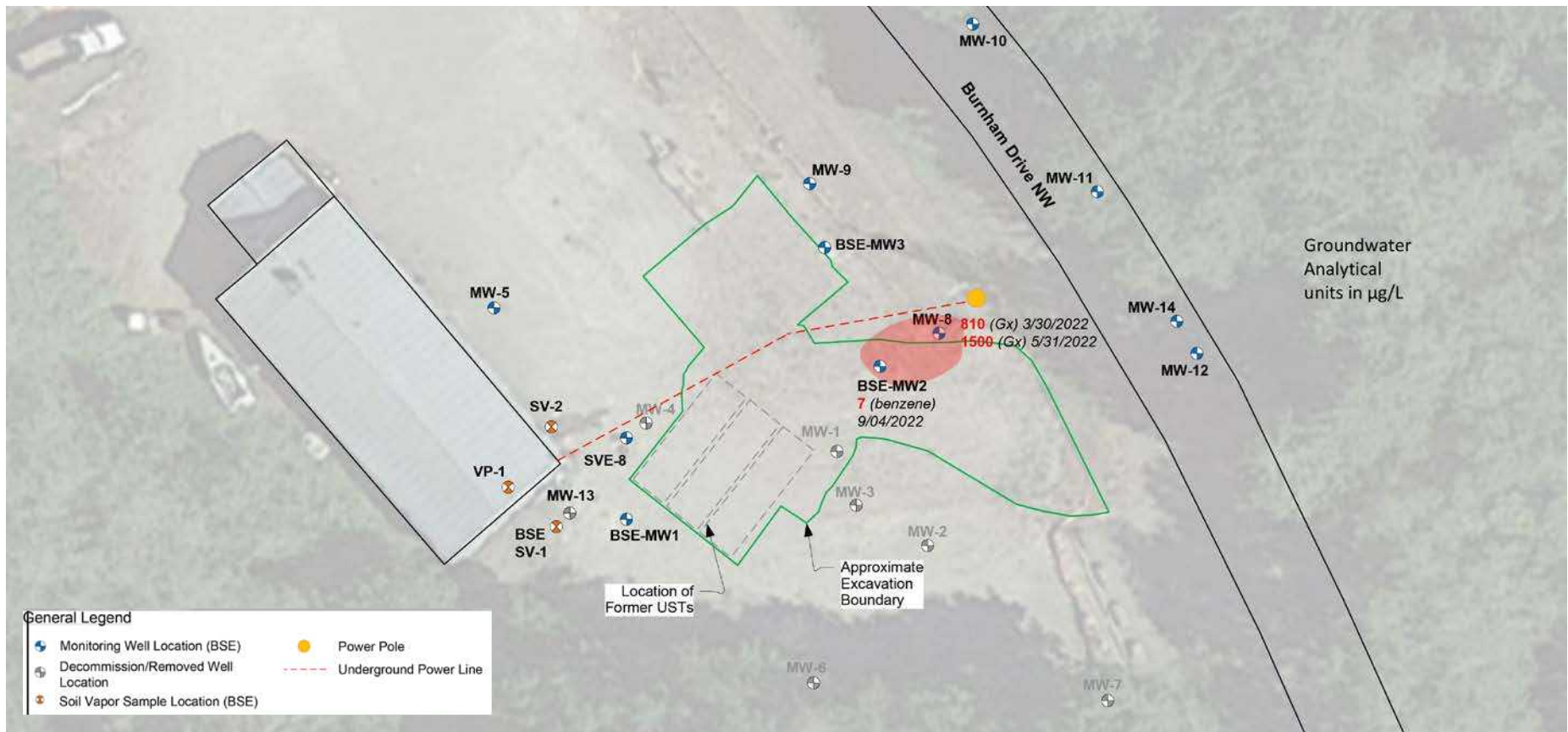
ZONING



Moderate Density Single Family, Urban Sensitive Resource Overlay (MSF), Pierce County – Located within City of Gig Harbor UGA. Please Click [HERE](#) for More Information on Zone and Overlay.

ENVIRONMENTAL:

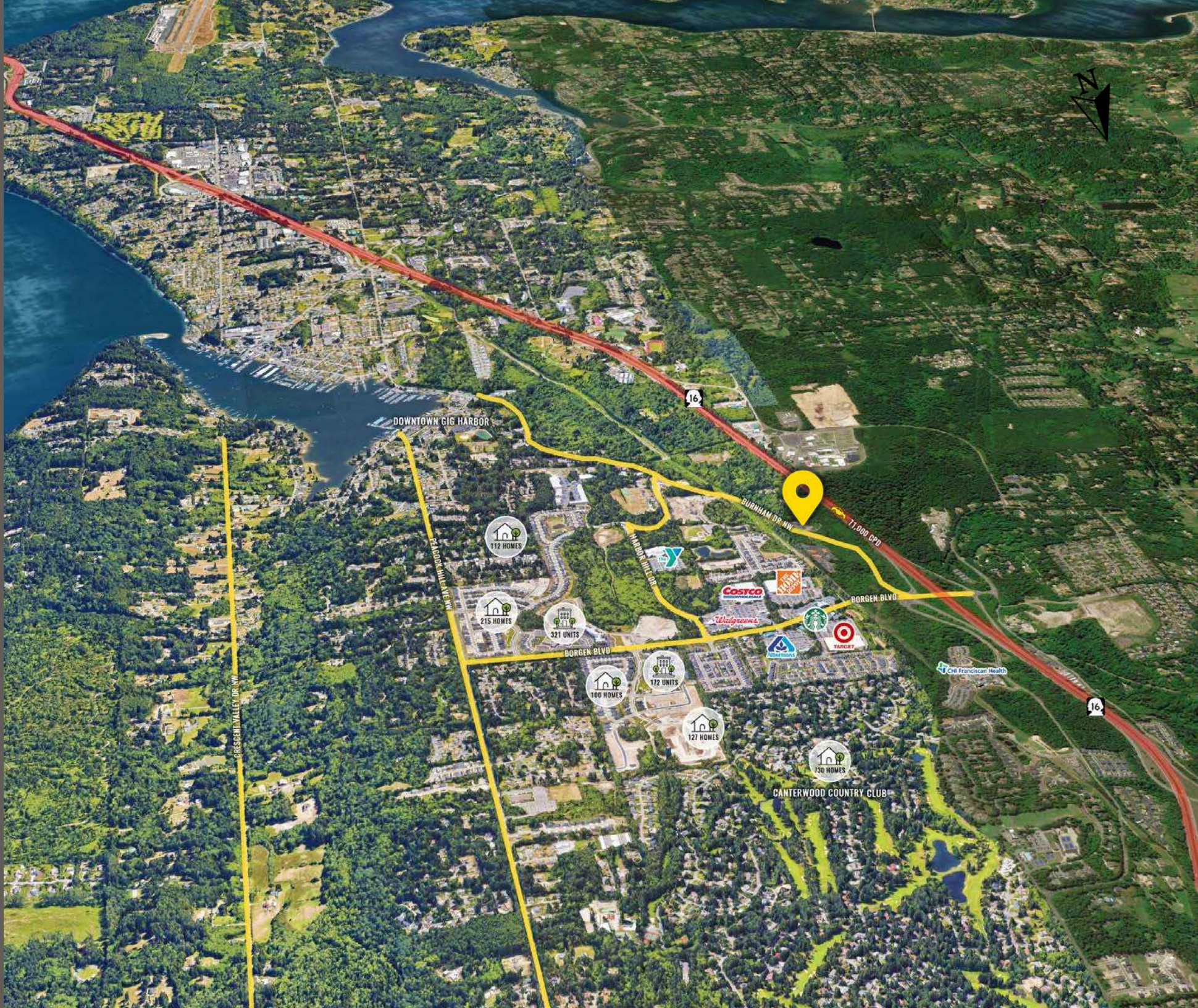
PROPERTY SUMMARY



- Monitoring groundwater conditions in select site monitoring wells. PLIA requirements available from 2022 Monitoring Report.
- Site decommissioned in August 2019 to include tank removal and remediation from January 1998 release.
- 14 monitoring wells existing.
2 wells continuing to be tested in area of 1998 release.
- Full Reports available in feasibility.



LOCATION SUMMARY





GIG HARBOR, WA is both a bay on the Puget Sound and a harbor town that has been named one of the Smithsonian Magazines Top Five Small Towns for culture, heritage and charm. Its unique location, close to metropolitan centers, yet positioned on a quiet, beautiful and historic peninsula - provides visitors and residents with excellent site-seeing, history, culture, dining, shopping and more.




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RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

LISA TALLMAN

 253.471.5504

 lisa@firstwesternproperties.com

JAMIE FIRTH

 253.284.3649

 jamie@firstwesternproperties.com