

FOR SALE



FORMER MERCEDES-BENZ & ABBEY CARPET LOCATIONS

20505 & 20515 HWY 99, LYNNWOOD, WA

km Kidder
Mathews

FORMER MERCEDES-BENZ & ABBEY CARPET LOCATIONS

The subject properties are located on a 2.19-acre parcel at 20505 and 20515 Highway 99 in Lynnwood, Washington. Two buildings, totaling approximately 25,259 square feet, were constructed in 1978 and 1990.

20515 HIGHWAY 99

Originally built as a Lexus and Mercedes dealership, this 16,152 square foot, 3-story building includes:

First Floor

A showroom with a waiting area, private offices, parts area, and service bays.

Second Floor

Private offices, a conference room, and a break room with a locker room.

Basement

Additional service area with three roll-up doors and a storage area.

Currently, a portion of the shop space is leased on a month-to-month basis to an auto repair business.

20505 HIGHWAY 99

This building was originally built to suit carpet store and totals 9,240 square feet across two floors:

First Floor

Storefront includes a showroom, grade level roll up door, and a dock-high loading bay.

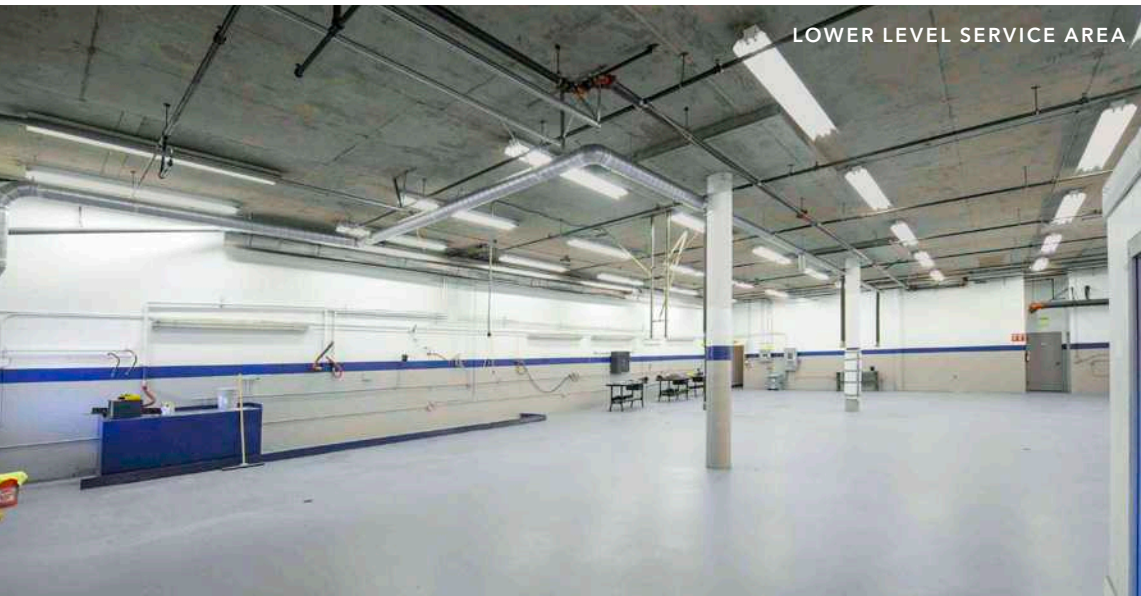
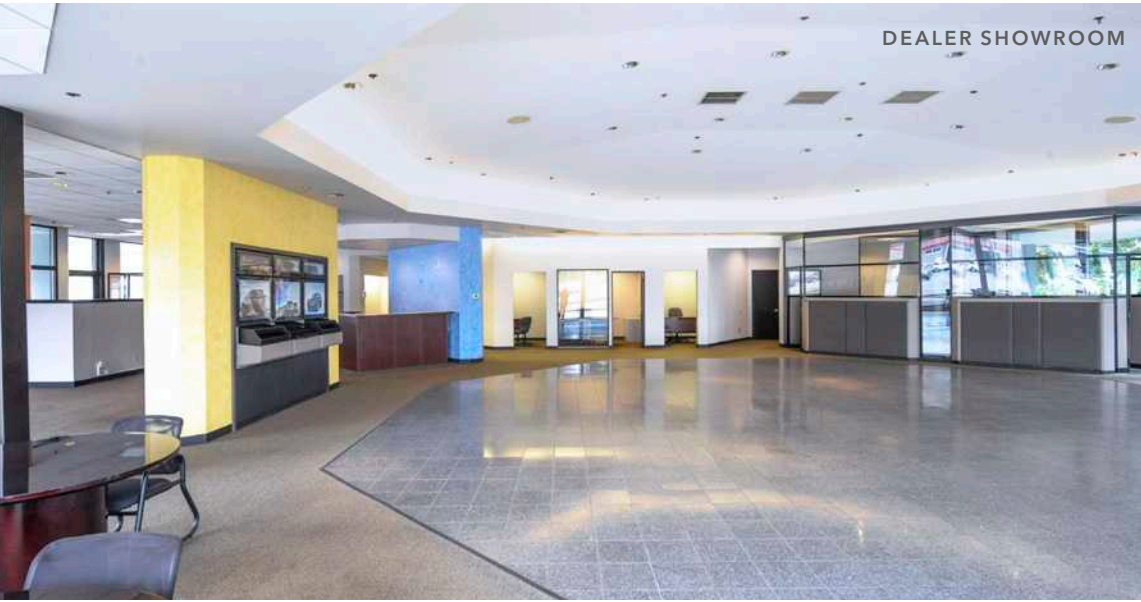
Basement

Space used for inventory storage and includes roll-up doors.

Currently, the basement is occupied by a collision repair business on a month-to-month basis.



FORMER MERCEDES-BENZ & ABBEY CARPET LOCATIONS



PROPERTY DESCRIPTION

PROPERTY INFORMATION

PROPERTY NAME	Former Mercedes-Benz Dealership
ADDRESS	20505 & 20515 Hwy 99, Lynnwood, WA
PARCEL NUMBER (APN)	005641-000-006-05
COUNTY	Snohomish
MUNICIPALITY	City of Lynnwood

BUILDING INFORMATION

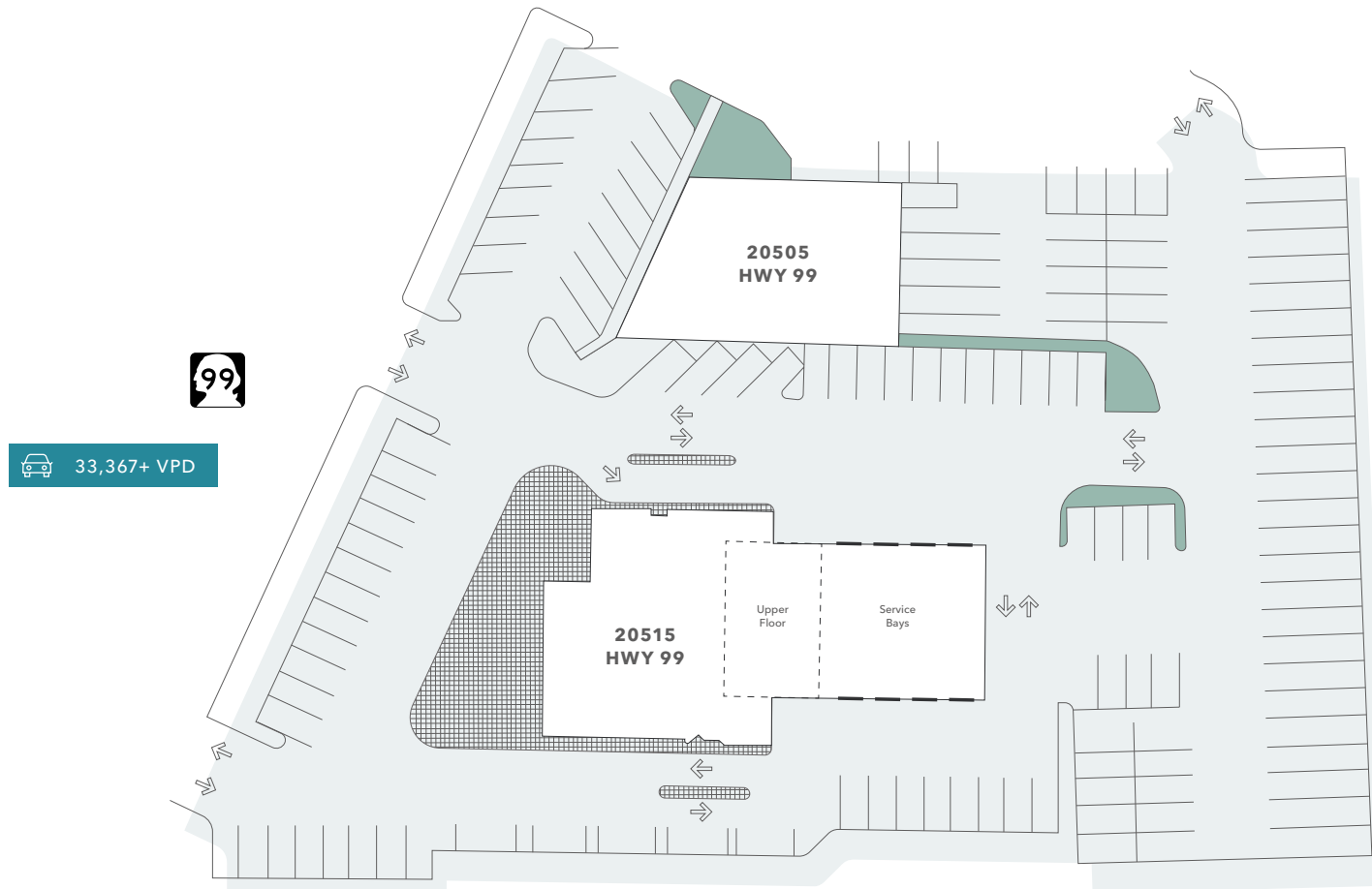
YEAR BUILT	1990 & 1978
TOTAL BUILDING SF	±25,259 SF
GROSS LEASABLE SF	±25,259 SF
STORIES	2

SITE INFORMATION

LAND AREA (ACRES)	±2.19 Acres
LAND AREA (SF)	±95,396 SF
PARKING STALLS	±141 spaces
PARKING RATIO	7.0 Per 1,000 SF
ACCESS	2 Curb Cuts
FRONTAGE	±250 feet
ZONING	GC - General Commercial
Signage	Pylon

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SITE PLAN



25,259
TOTAL BUILDING SF

141
PARKING SPACES

AVAILABLE FOR SALE

KIDDER MATHEWS

20515 MAIN SERVICE BAYS



SERVICE BAY 1

Approximately 26'x16'-5"
(includes roll up door)

SERVICE BAYS

Approximately 72'x52'
3,744 SF
(with 8 roll up doors)

FORMER MERCEDES-BENZ & ABBEY CARPET LOCATIONS

Exclusively listed by

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