

20120

76TH AVE W

FOR SALE: \$950,000

Owner/User or Investment Opportunity



NEWMARK

The Offering

This 1,320 SF office building in Edmonds is perfectly suited for professional services or medical practices, offering close proximity to Swedish Hospital, healthcare providers, and local small businesses. The property features four private offices, one bathroom, a kitchen, and twelve parking stalls for employees and customers. Conveniently located between the I-5, downtown Edmonds & Swedish Hospital, the site offers strong signage potential with a traffic count exceeding 11,000 cars per day.



Building Details

Prime commercial property at 20120 76th Ave W, Edmonds. High-visibility location with ample parking, ideal for retail, office, or service businesses. Close to major highways, shopping centers, and local amenities.

Address	20120 76th Ave W
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Sale Price	\$950,000
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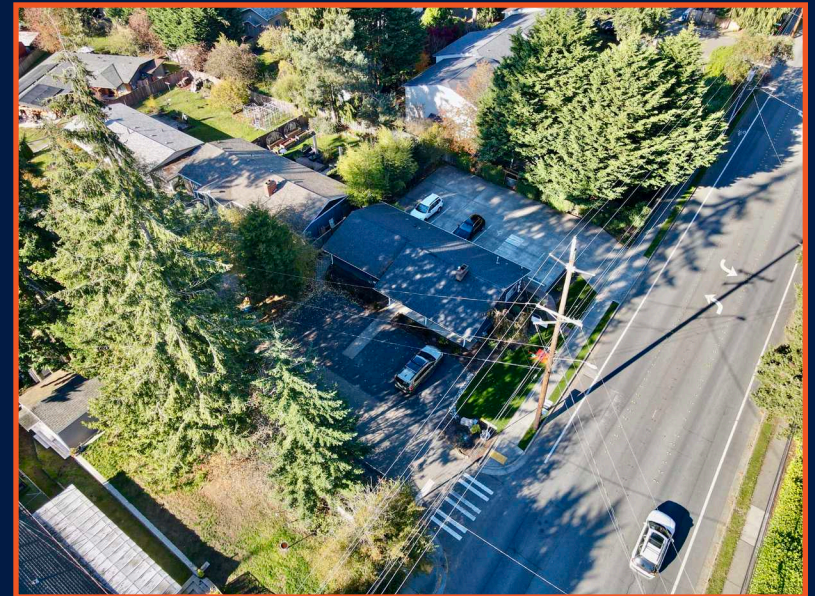
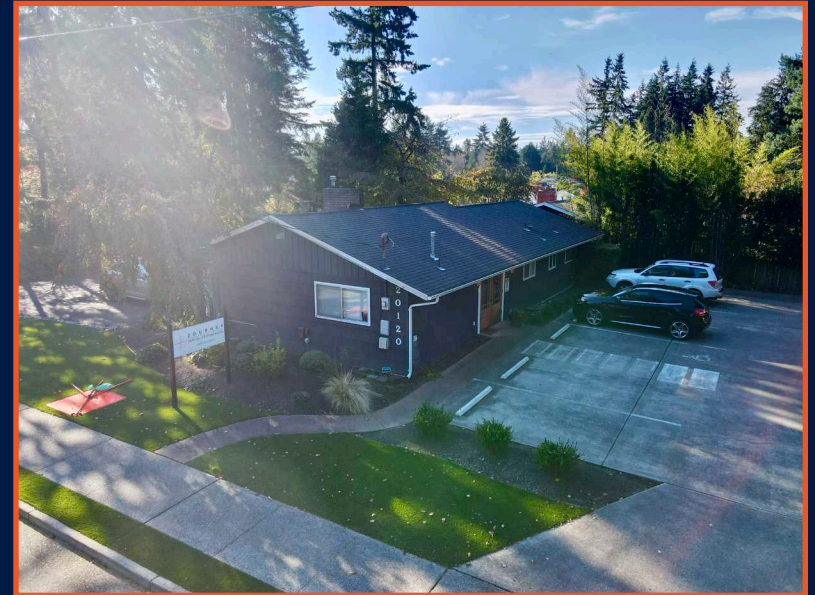
Building Size	1,320 SF
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Year Built	1959
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Lot Size	7,405 SF (.17 AC)
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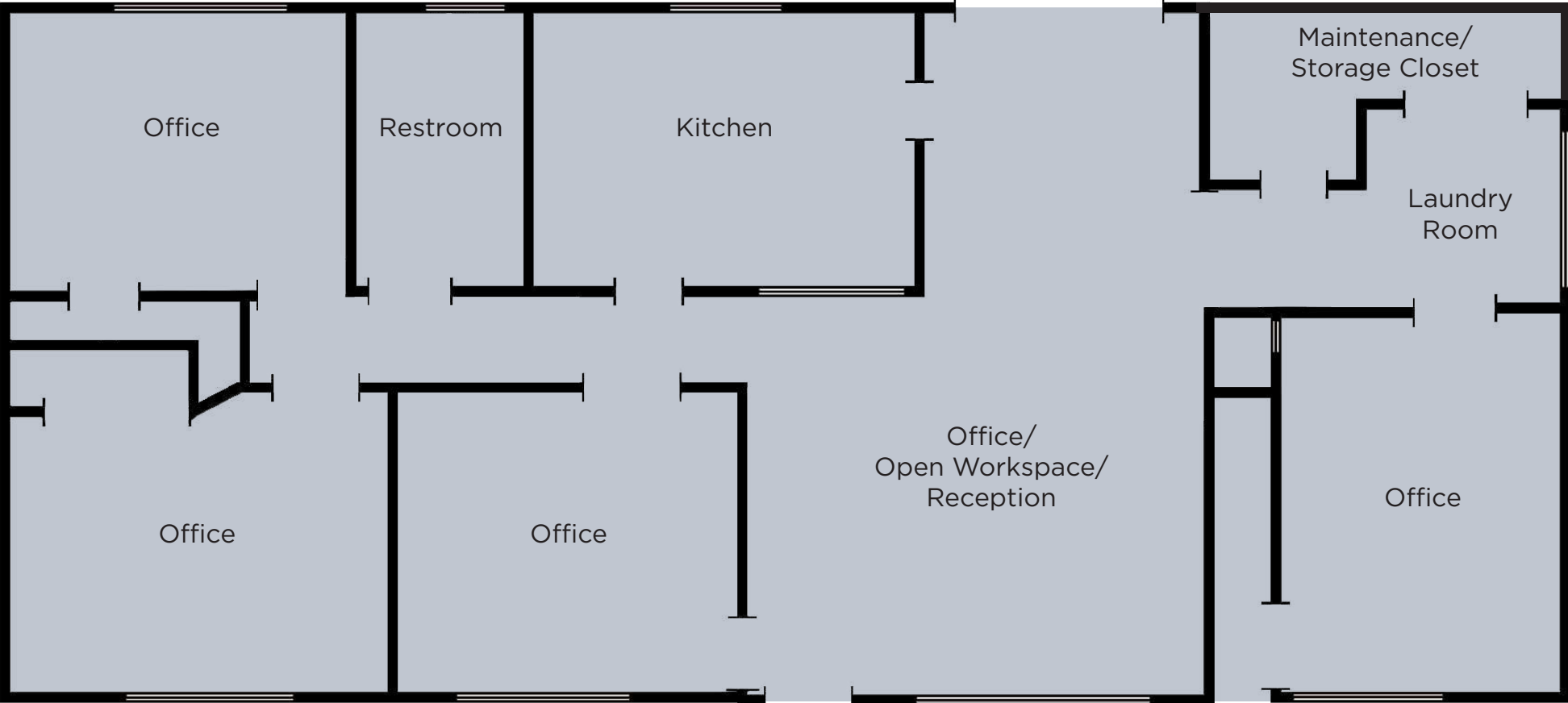
Parcel Number	00407701000401
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Zoning	RM-3
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Floor PLAN

1,320 SF



Amenities



Location	Distance	Drive Time
I-5	2.1 Miles	8 minutes
Edmonds	3.7 Miles	10 minutes
Paine Field Airport	8.5 Miles	20 minutes
Seattle CBD	16.4 Miles	35 minutes

Offering Aerial



20120

76TH AVE W

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