



**For Sale**

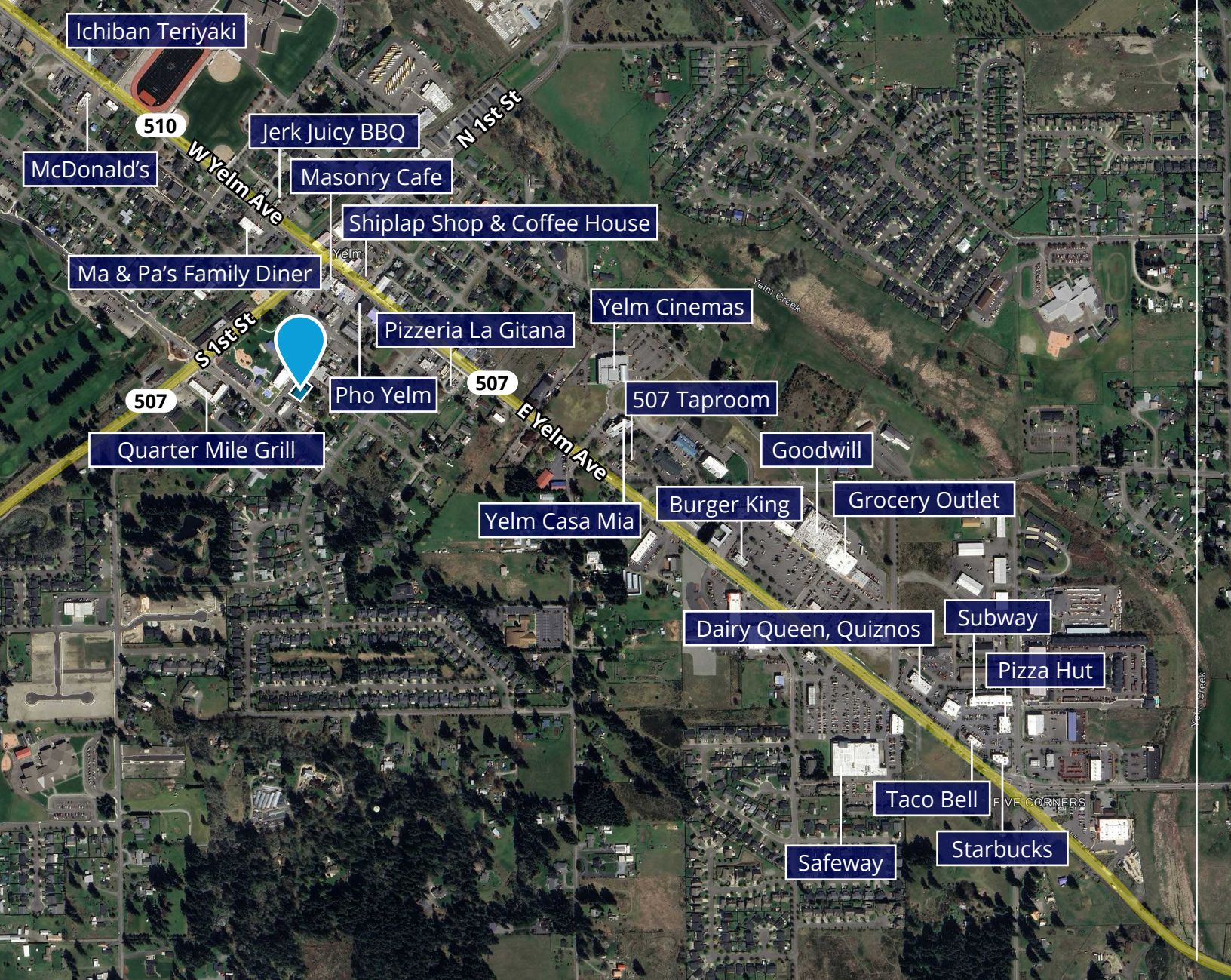
Asking Price:  
**\$735,000**

**Arvin Vander Veen, SIOR**  
 Executive Vice President  
 +1 206 654 0521  
 arvin.vanderveen@colliers.com

601 Union Street, Suite 5300  
 Seattle, WA 98101  
 +1 206 223 0866

**203 McKenzie Ave SE**  
 Yelm, WA 98597

- **Building:** 4,320 square feet
- **Land:** 8,712 square feet
- **Location:** SE corner of 2nd St SE and McKenzie Ave
- **Built:** 1990; brick building with 2 overhead drive-in doors on opposite ends of the building (straight drive through)
- **Tenant:** Month-to-month
- **Uses:** Garage, service, warehouse, light manufacturing, retail and mixed use
- **Zoning:** Central Business District (CBD)



	1 MILE	2 MILES	3 MILES
<b>Total Population (2023)</b>	7,970	16,501	19,339
<b>Median Household Income</b>	\$92,507	\$88,378	\$90,041
<b>Per Capita Income</b>	\$35,081	\$32,898	\$34,567
<b>Median Home Value</b>	\$503,652	\$470,505	\$481,349
<b>Businesses</b>	320	441	505
<b>Daytime Population</b>	7,024	12,902	14,983



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