

# FOR SALE

409 PUYALLUP AVENUE S | TACOMA, WA



NEW VENTURES GROUP



## 33,941 SF INVESTMENT OPPORTUNITY | FOR SALE

Fully restored 2 story with lower level located property near public transportation, Tacoma Dome, and the Tacoma Glass Museum.

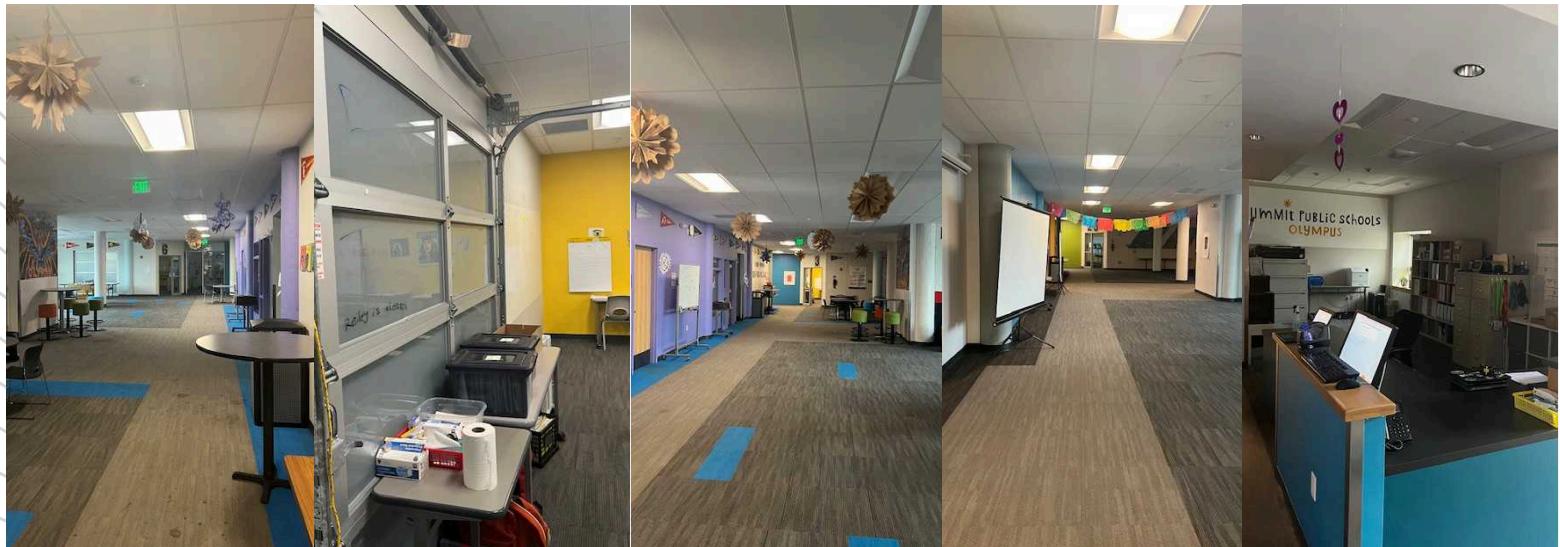
Private off-street secured parking.

Walkable to restaurants and other amenities.

DMU Zoning allows uses to include retail, office, residential, industrial.

- Prime Tacoma Location
- Office School Flex Uses
- Secured Private Parking
- Recent Renovation and Upgrades

### A PRIME OWNER-USE OPPORTUNITY



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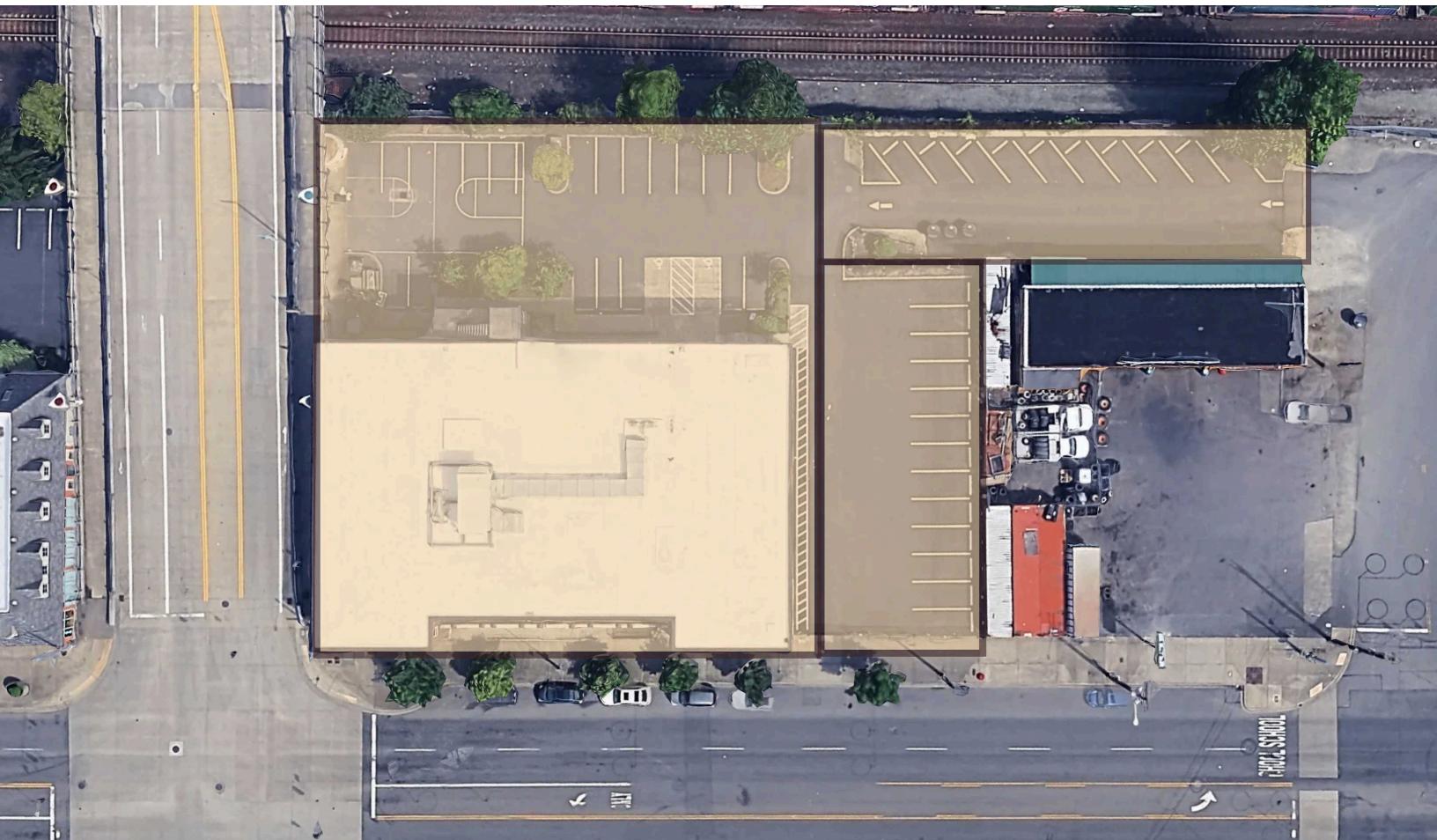
500 Union Street, Suite 900 | Seattle, WA | 98101

p. 206-465-5183

e. george@newventuresgroup.com

## SALE LISTING INFORMATION

<b>SALE PRICE:</b>	<b>\$5,500,000</b>
<b>RENTABLE BUILDING SF:</b>	33,931 SF
<b>YEAR BUILT:</b>	2015
<b>PARCEL NO.:</b>	2073210034, 2073220016, 2073220020
<b>LOT SIZE:</b>	36,195 SF / .83 AC
<b>FLOORS:</b>	2 Above Grade w/ Basement
<b>PARKING:</b>	43 Parking Stalls
<b>ZONING:</b>	DMU



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## LOCATION FEATURES

- Near public transportation
- Sounder Commuter Train
- Tacoma Link Light Rail
- I-5, I-705, SR-509

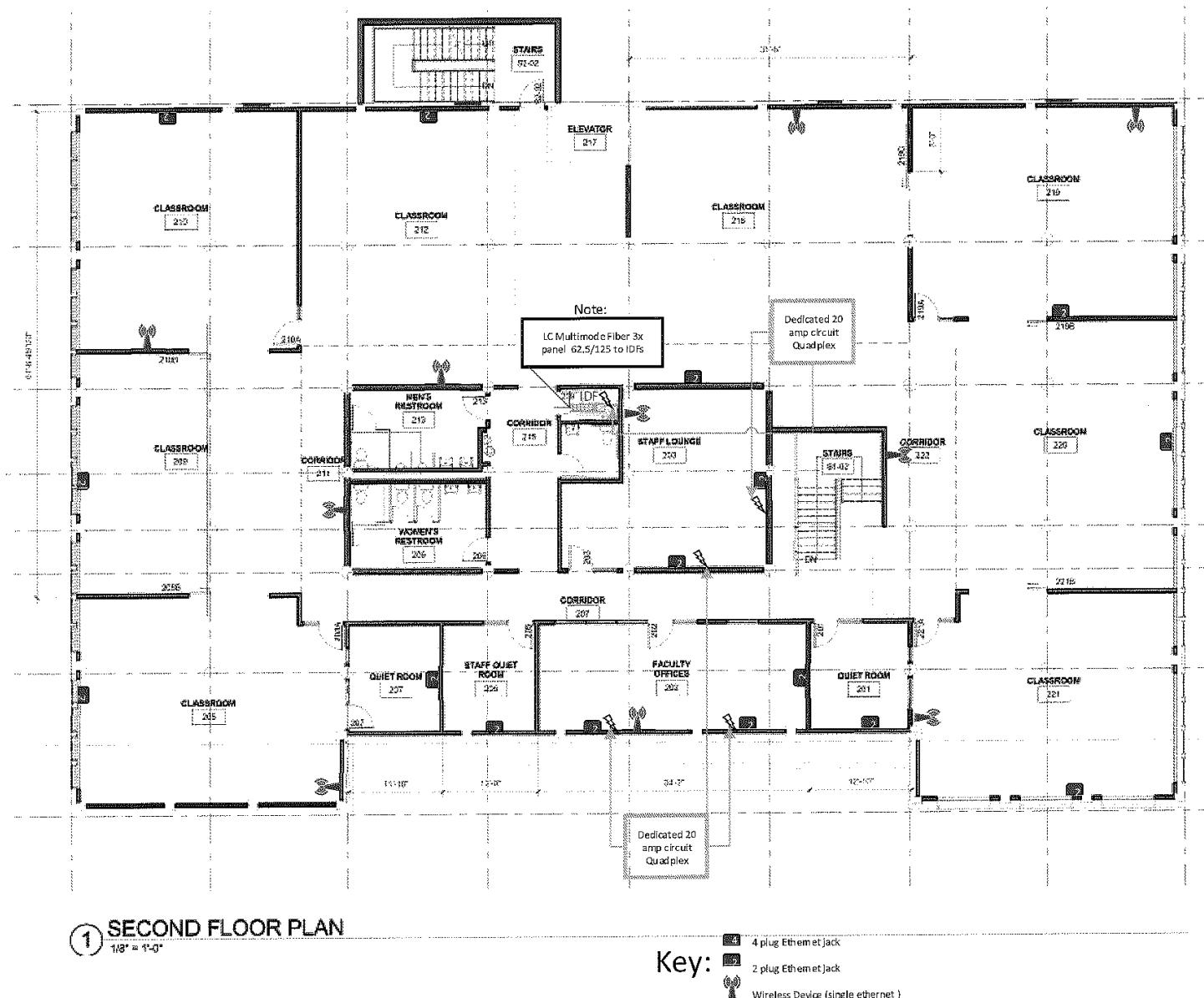
## BUILDING FEATURES

- 3 Phase Power
- Fully secured private parking
- Standalone corner site
- Seismically upgraded



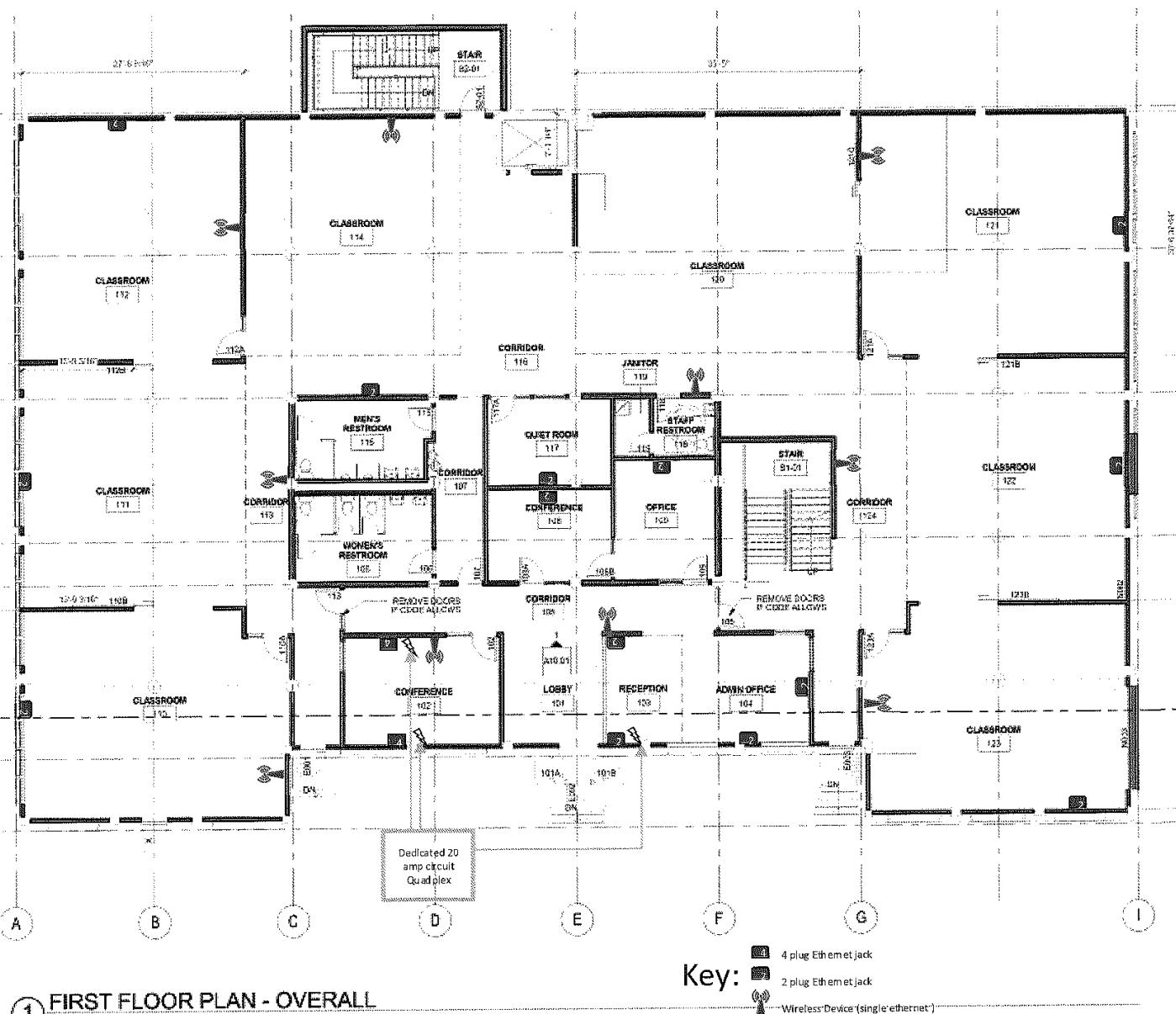
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## SECOND FLOOR PLAN 12,166 SF



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## FIRST FLOOR PLAN 11,960 SF



## ① FIRST FLOOR PLAN - OVERALL

Key:

- 4 plug Ethernet jack
- 2 plug Ethernet jack

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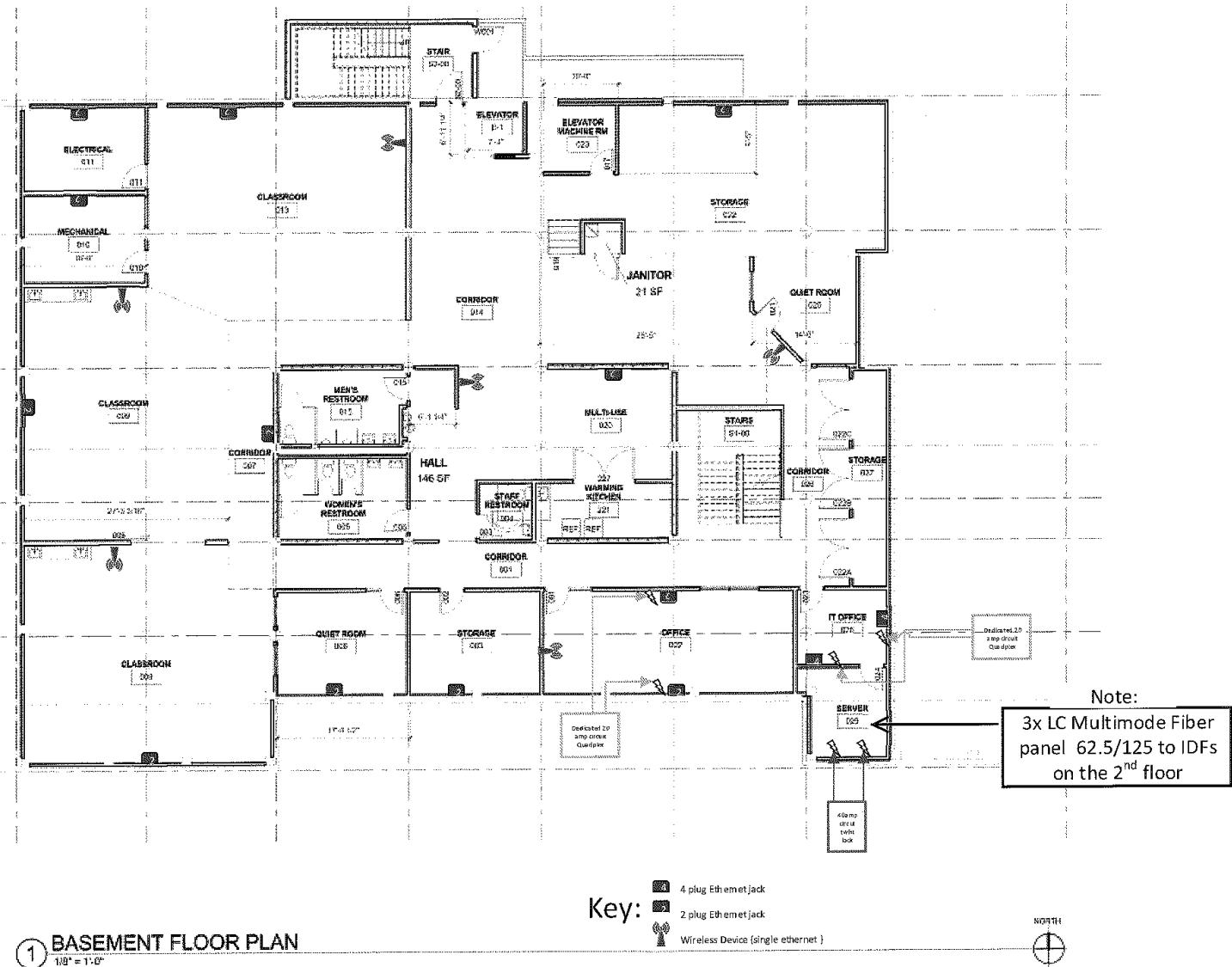
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## BASEMENT FLOOR PLAN 9,815 SF



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