

FOR SALE

MUR ZONED PROPERTY

0.33
ACRES | \$849,950



3618 Chrisella Rd E, Edgewood, WA 98372

EDGEWOOD BUSINESS POTENTIAL

TERRY WISE
& ASSOCIATES
BECAUSE EXPERTISE MATTERS

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OUR COMMITMENT

Terry Wise & Associates brings over 40 years of experience in real estate and land use consulting. We are committed to professionalism, results, and creating win-win solutions for buyers, sellers, and communities. Our approach is grounded in integrity and expertise, ensuring every transaction is handled with care and clarity. Learn more about us at www.terrywisere.com.

EXCLUSIVELY OFFERED BY:

Lee Dedinsky

Broker - Consultant

Cell: (253)250-8268

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Terry Wise & Associates, LLC

705 South 9th St, Suite #102

Tacoma, WA 98402



PROPERTY INFORMATION

Prime Corner! Mixed -Use Residential Property for Sale

Take advantage of this incredible opportunity to own a high-visibility, mixed-use residential property in the heart of Edgewood, Washington – located directly across from the popular community park. The 1,472 sq. ft. home features fresh interior and exterior paint, new flooring, quartz countertops, and a brand-new deck, making it move-in ready for a homeowner or an ideal rental for added income.

The adjacent 1,348 sq. ft. shop is a fully remodeled yet unfinished space offering open-span ceilings, new siding, new roof, and new windows – a true blank canvas for your business vision. With prime signage visibility on the side of the building and ample parking, this is a rare opportunity for live-work flexibility in a high-traffic corner location. A large storage container also conveys with the property, perfect for additional business or personal use.

FAST FACTS

0.33 Acres - 14,375 sf

1472 sf Home - 1348 sf Shop

Jurisdiction - City of Edgewood

Zoned - MUR Mixed-Use Residential

Easy Access to I-5

20 minutes to Tacoma, Federal Way & Puyallup



FAST FACTS: EDGEWOOD

Wild Waves Theme & Water Park

Edgewood Community Park

Jupiter Tennis Center Indoor Park

Dash Point State Park

Edward H. McCabe Preserve

Emish Market



HIGH VISIBILITY CORNER



CITY OF EDGEWOOD - MUR ZONING

The Mixed Use Residential (MUR) zoning district accommodates a range of medium density residential housing types to meet consumer preferences, changing household sizes and market demands. A mix of land uses is allowed including some commercial uses and professional office uses to provide diverse economic development opportunities, while maintaining neighborhood compatibility. This zone provides a visual and functional transition to areas of more intensive development and adjacent residential neighborhoods. Within the Meridian Corridor, achieving a high level of connectivity with streets, pedestrian and bicycle routes both within this district and to the adjoining TC district is a major goal.

PERMITTED USES

Residential

- Detached Single-Family Dwelling
- ADUs (Attached & Detached)
- Cottage Court
- Duplexes (Side-by-Side, Back-to-Back, Top/Bottom)
- Townhouse
- Multiplex
- Apartment
- Live/Work Units
- Adult Family Home
- Assisted Living
- Nursing/Residential Care
- Permanent Supportive Housing
- Transitional Housing

Retail & Food

- Retail Trade (General)
- Mobile Vendors
- Restaurants (Full-Service & Limited-Service)
- Snack & Beverage Bars

Professional Services

- General Offices (e.g., Real Estate, Legal, Consulting)
- Passenger Car Rental
- Consumer Goods Rental

Health & Social Services

- Ambulatory Care
- Child Daycare (Home-Based & Facility)
- Services for Elderly
- Vocational Rehabilitation
- Social Assistance

Civic & Public

- Parks & Open Space
- Libraries
- Museums & Galleries
- Botanical Gardens
- Religious Assembly (<10,000 SF)
- Administrative Public Facilities

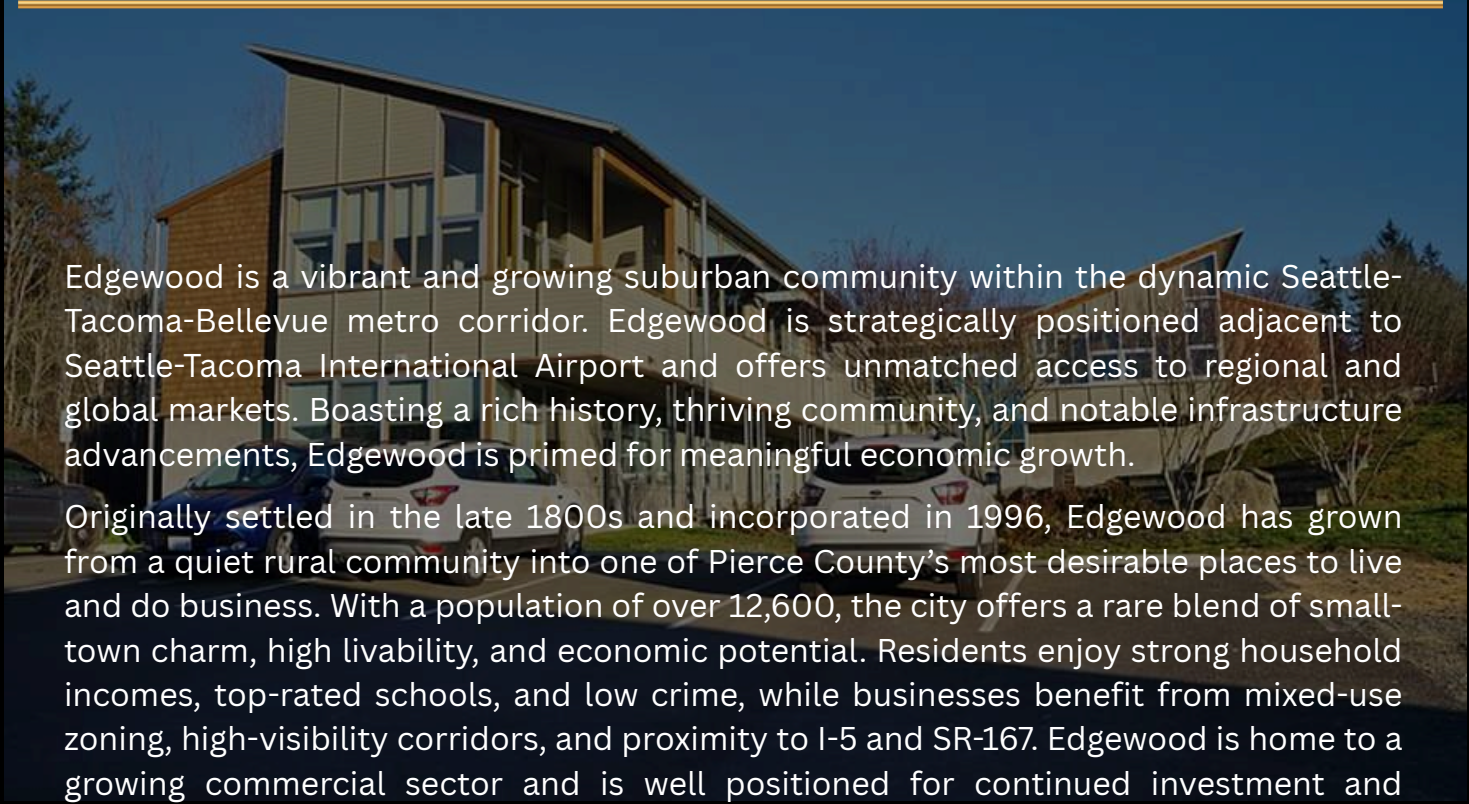
Pet Services

- Veterinary Services
- Other Pet Care (Non-Kennel)

Agricultural

- Agricultural Sales

EDGEWOOD SUMMARY



Edgewood is a vibrant and growing suburban community within the dynamic Seattle-Tacoma-Bellevue metro corridor. Edgewood is strategically positioned adjacent to Seattle-Tacoma International Airport and offers unmatched access to regional and global markets. Boasting a rich history, thriving community, and notable infrastructure advancements, Edgewood is primed for meaningful economic growth.

Originally settled in the late 1800s and incorporated in 1996, Edgewood has grown from a quiet rural community into one of Pierce County's most desirable places to live and do business. With a population of over 12,600, the city offers a rare blend of small-town charm, high livability, and economic potential. Residents enjoy strong household incomes, top-rated schools, and low crime, while businesses benefit from mixed-use zoning, high-visibility corridors, and proximity to I-5 and SR-167. Edgewood is home to a growing commercial sector and is well positioned for continued investment and development. Edgewood is a city where families and businesses alike can thrive.

Nestled in Pierce County, with a 2023 estimated population of 12,683 residents and a healthy annual growth rate of roughly 2.3%. The city boasts a well-educated and financially stable population, with a median household income of \$114,342 and a per capita income of \$52,546. Home values continue to rise as well, with the median owner-occupied property value reaching approximately \$664,000.

Edgewood's median age is 38.8 years, making it a relatively youthful and dynamic community. The city enjoys high civic engagement and stability—94% of residents are U.S. citizens, and around 17.9% are foreign-born, contributing to its growing cultural diversity.

Homeownership is strong at 69%, though commuter lines stretch to and from the city - residents average a 27.9-minute commute to work. Despite regional challenges, Edgewood maintains a low poverty rate of just 4.7%, significantly lower than statewide and national levels.

Edgewood, Washington offers an unbeatable combination of metropolitan accessibility and small-town appeal.

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