

2356 TACOMA AVE SOUTH

2356 Tacoma Avenue South, Tacoma, WA 98405



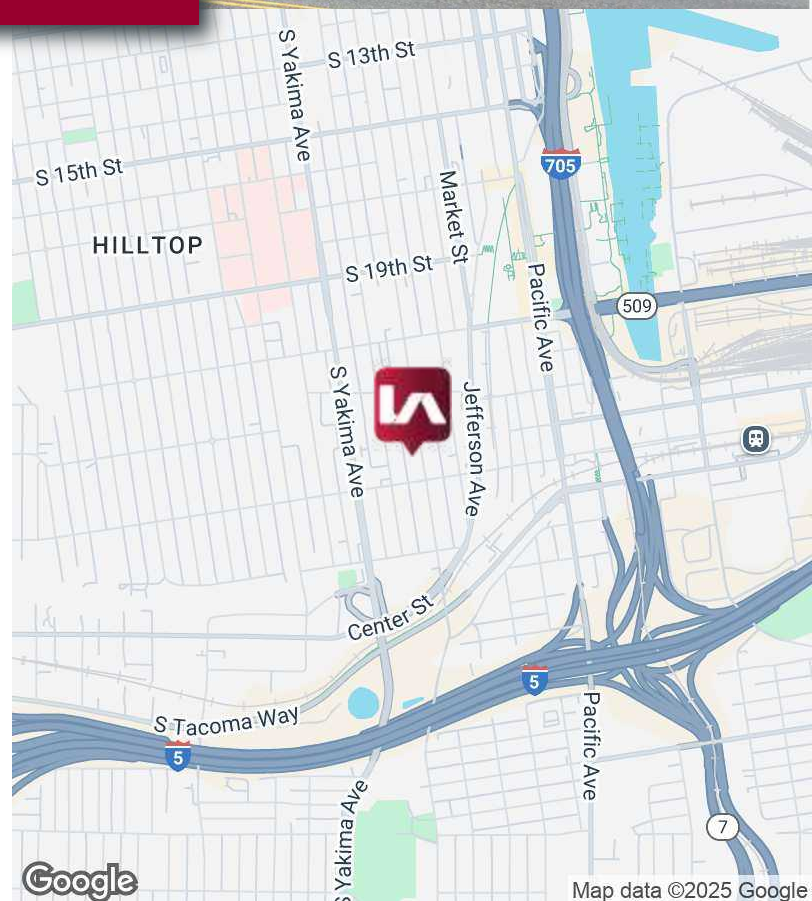
TACOMA BREWERY DISTRICT

PROPERTY OVERVIEW:

TOTAL PRICE:	\$3,700,000
TOTAL BUILDING SIZE:	58,300 SF
TOTAL LAND SIZE:	26,000 SF (0.597 AC)
BUILDING 1:	\$1,485,000 (\$144 PSF)
	10,300 SF on 6,500 SF LOT
BUILDING 2:	\$2,225,000 (\$46 PSF)
	48,000 SF on 19,500 SF LOT
ZONING:	DR (allowed uses include self-storage, retail, office, residential, and educational)

COMMENTS:

Situated in the heart of Tacoma's dynamic Brewery District just blocks away from the University of Washington Tacoma campus. This location offers close proximity to I-705, the Sounder Station and the Link Light Rail, providing excellent connectivity to the greater Puget Sound region. Surrounded by a vibrant mix of historic charm and modern growth, this site is an exciting redevelopment opportunity to bring your vision to life in one of Tacoma's most sought after districts.

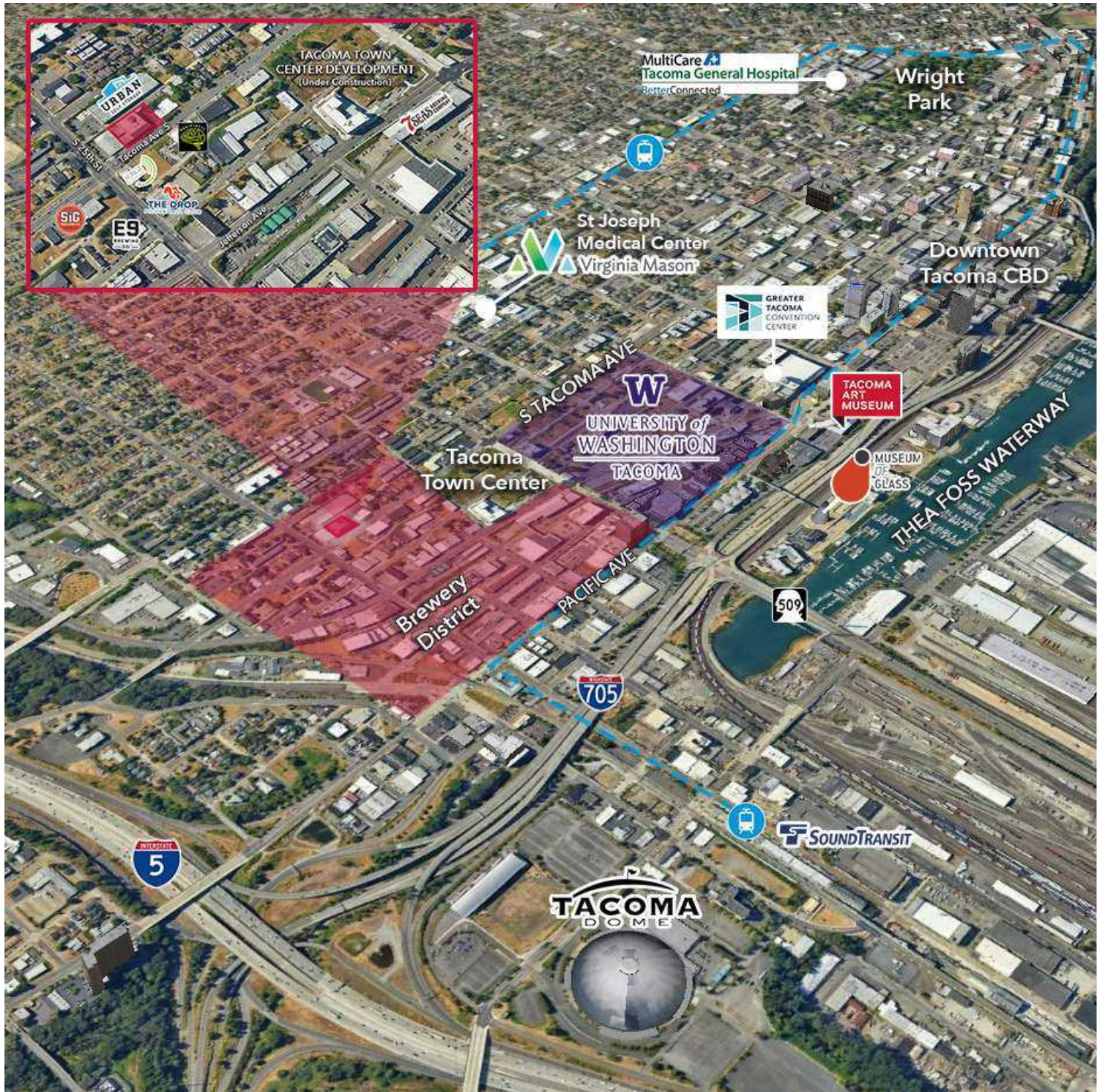


REDEVELOPMENT OPPORTUNITY

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COMMERCIAL REAL ESTATE SERVICES



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