

45100 SE North Bend Way
North Bend, WA 98045

John L. Scott
REAL ESTATE

0.81-ACRE PROPERTY ZONED NMU (NEIGHBORHOOD MIXED USE)
WITH TONS OF POTENTIAL!



Level and accessible 0.797 acre property zoned NMU (Neighborhood Mixed Use), allowing for a variety of uses including light industrial, commercial, retail, and some residential. The property includes a 799 sq ft, 2 bedroom/1 bathroom home, two additional outbuildings, one with a wood stove, and a second septic system. Excellent access and visibility with frontage on both 140th and West North Bend Way. 50 amp/110V breaker for a 5th wheel (not included in sale). Whether you're looking to build, invest, or operate a business, this flexible-use property offers endless potential!





FEATURES

- 34,735 Apx Sq Ft Lot! (0.797 Acre)
- Zoned Neighborhood Mixed Use
Allowing for a variety of Uses Including
Light Industrial, Commercial, Retail &
Some Residential
- Excellent access and visibility with
frontage on both 140th and West North
Bend Way
- Property includes a 799 sq ft, 2 bedroom,
1 bathroom home, two additional
outbuildings, one with a wood stove,
and a second septic system
- Snoqualmie Valley School District
- MLS #2434816



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