

THE GLASBY BUILDING

A 4,685 SF Standalone Retail Building in Downtown Historic District for Lease or Purchase

DOMESTIC & IMPORTS • CIGARETTES

MONROE
SMOKE
SHOP

ES & TOBACCO • ROLL YOUR OWN

118 S LEWIS ST, MONROE, WA 98272

km Kidder Mathews

THE GLASBY BUILDING



Opportunity for purchase to partial owner/user or investor in downtown Monroe.

Address: 118 S Lewis Street Monroe, WA 98272

Owner/User Opportunity: Vacant space offers ability for an owner/user to occupy 1,805 SF immediately

Common Name of Property: Glasby Building

Tax Parcel Number(s): 00517404001200

4,685 SF stand-alone

1,805 SF vacancy with excellent street visibility available now

Flexible zoning allows for multiple uses

Proximity to major freeways: The property has excellent accessibility to Hwy 2 and is minutes from SR-522.

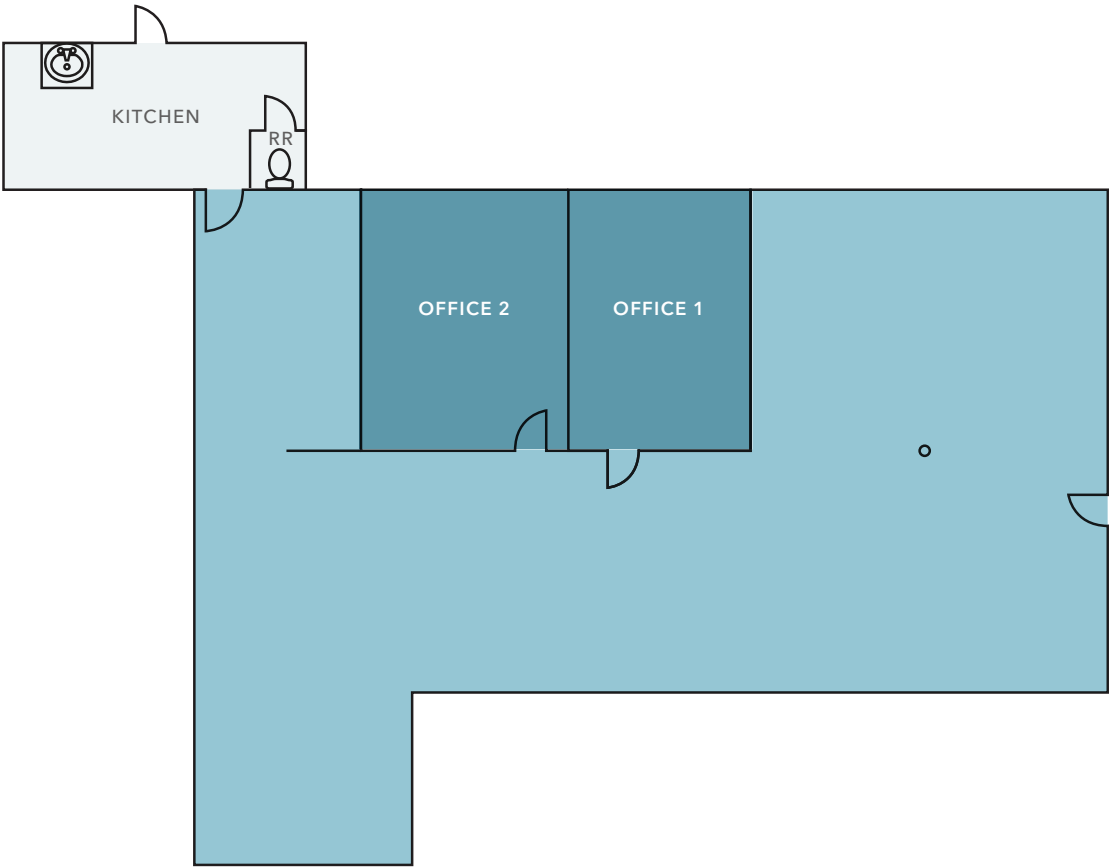
High visibility through the heart of Monroe's historic downtown district

Future upside: Property has two other tenants with leases through 11/2027 both paying below-market rents, allowing for future upside upon lease renewals.

\$650,000

PURCHASE PRICE

FLOOR PLAN



1,805 SF
AVAILABLE

NOW
AVAILABLE

\$13.80
SF/NNN



Floor plan is approximate and subject to field verification.

THE GLASBY BUILDING



EVERGREEN
SPEEDWAY

EvergreenHealth

522



FIVE GUYS
BURGERS and FRIES

Fred Meyer



MONROE

W MAIN ST

S LEWIS ST

**SUBJECT
PROPERTY**

AL BORIN
PARK

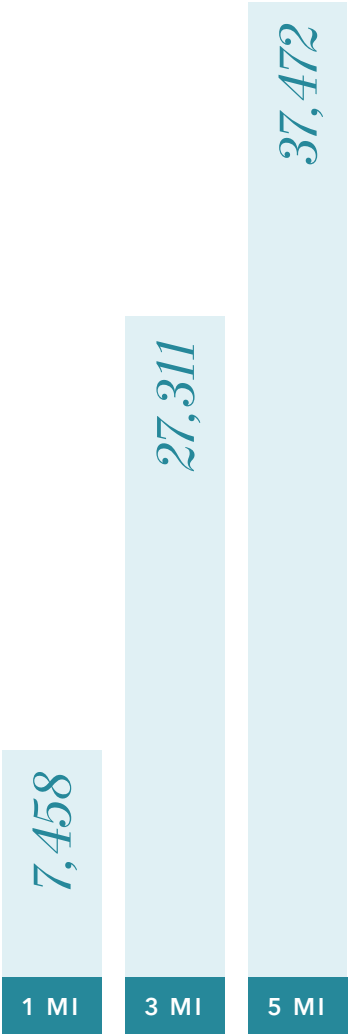


AVAILABLE FOR SALE OR LEASE

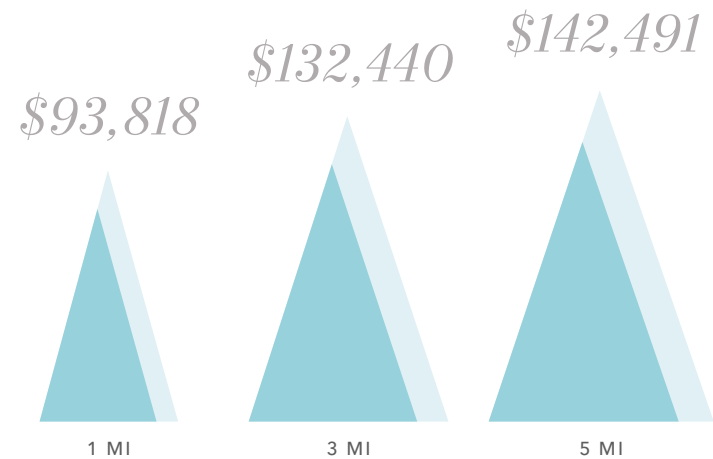
KIDDER MATHEWS

DEMOGRAPHICS

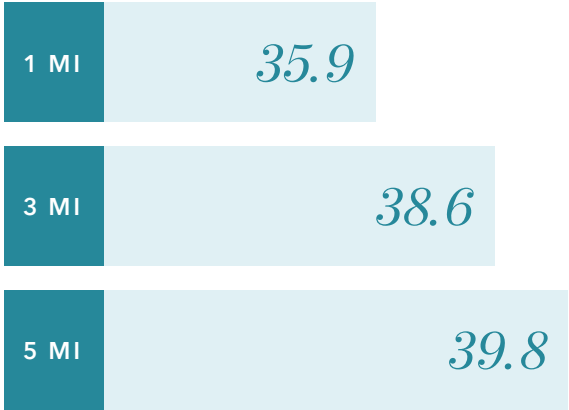
POPULATION



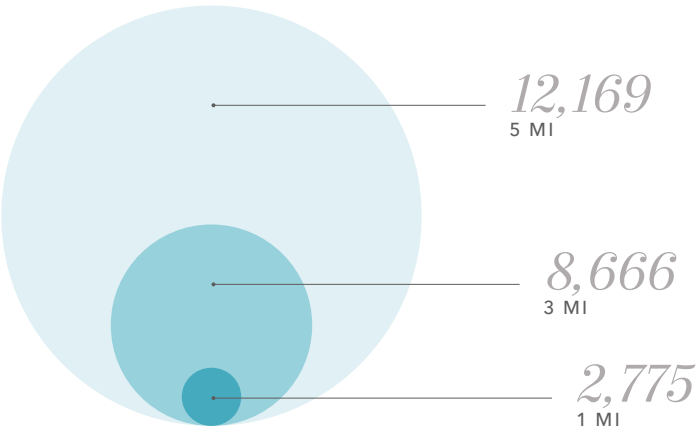
AVERAGE HOUSEHOLD INCOME



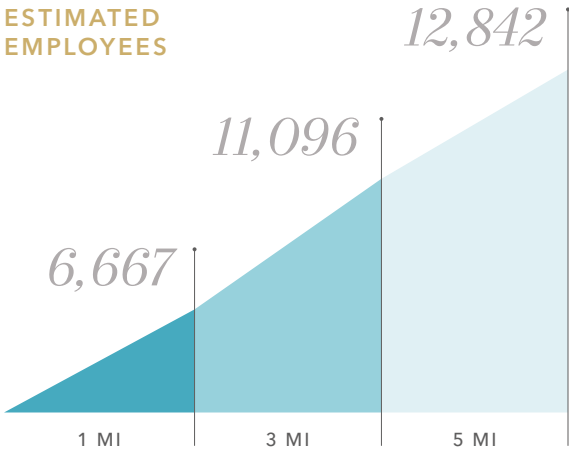
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Data Source: ©2024, CoStar



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*For more information on
this property, please contact*

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