

**FOR
SALE**

3622 & 3624 Steilacoom Blvd SW

PROPERTY DETAILS

3622 STEILACOOM BLVD SW

Parcel #: 0220364077

Lot Size: 0.662 acres

3624 Steilacoom Blvd SW

Parcel #: 0220364048

Lot Size: 0.279 acres

Combined: 0.941 acres total
Zoning : Commercial 2(C2)

FINANCIAL HIGHLIGHTS

- \$1,500,000 for both parcels
- Current rent: \$3,000/month
(3624 Steilacoom Blvd SW)
- Lease ends: December this year

JAE AN
206-200-6111
jan@madisonbaycre.Com

TED WINSKILL
425-681-9006
twinskill@madisonbaycre.com

MADISON BAY

COMMERCIAL REAL ESTATE

PRIME COMMERCIAL OPPORTUNITY!

Located in a high-visibility C2 zoning area, this property offers exceptional flexibility and investment potential. The site allows for a wide range of permitted uses — including restaurants, offices, retail, auto-related services, lodging, and more — making it an ideal location for various types of businesses.

Perfect for developers, investors, or owner-users, this property stands out as a rare opportunity in a prime location with excellent traffic exposure and strong surrounding commercial activity.



Amusement & Recreation; Building/Garden Supply & Nurseries; Bulk Fuel Dealers; Business Services; Buy Back Recycling Center; Convenience Commercial; Drive-Through Facilities; Eating & Drinking Establishment; Food Stores; Funeral Services; Lodging; Manufactured & Modular Homes Sales; Motor Vehicle Sales & Rental; Motor Vehicle Service & Repair; Personal Services; Pet Sales & Services; Private Training School; Professional Offices; Rental & Repair Services; Sales of General Merchandise; Sales of New and Secondhand Property; Sexually Oriented Business; Storage.

JAE AN
206-200-6111
jan@madisonbaycre.com

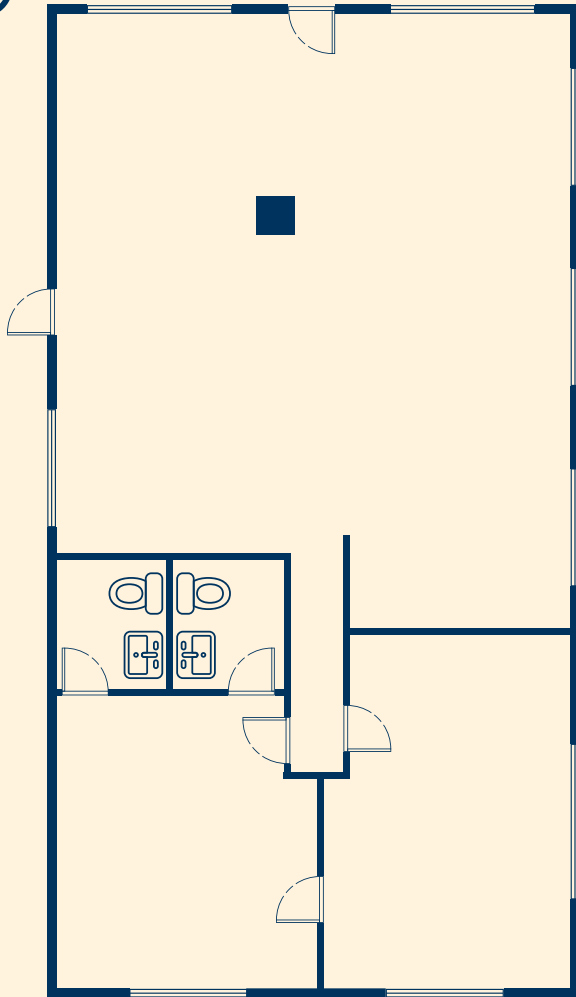
TED WINSKILL
425-681-9006
twinskill@madisonbaycre.com

MADISON BAY

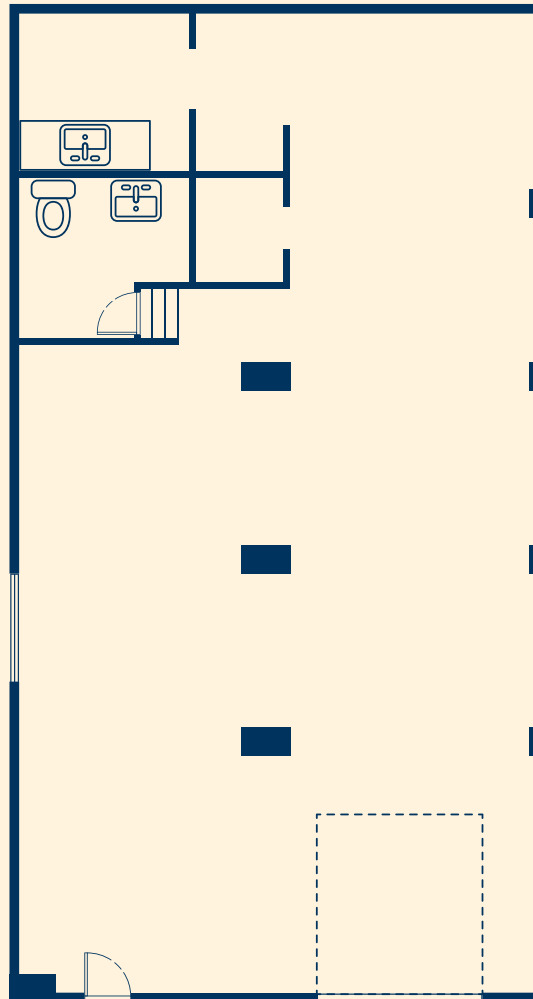
COMMERCIAL REAL ESTATE



Upper Level



Lower Level



JAE AN
206-200-6111
jan@madisonbaycre.com

TED WINSKILL
425-681-9006
twinskill@madisonbaycre.com

MADISON BAY

COMMERCIAL REAL ESTATE



JAE AN
206-200-6111
jan@madisonbaycre.com

TED WINSKILL
425-681-9006
twinskill@madisonbaycre.com

MADISON BAY

COMMERCIAL REAL ESTATE



JAE AN
206-200-6111
jan@madisonbaycre.com

TED WINSKILL
425-681-9006
twinskill@madisonbaycre.com