

# CANYON ROAD COMMERCIAL ACREAGE



## Canyon Road frontage in Fredrickson

5416 152<sup>nd</sup> Street East

Puyallup WA

Parcel 4015416831

2.27 Acres

MLS# 2458926

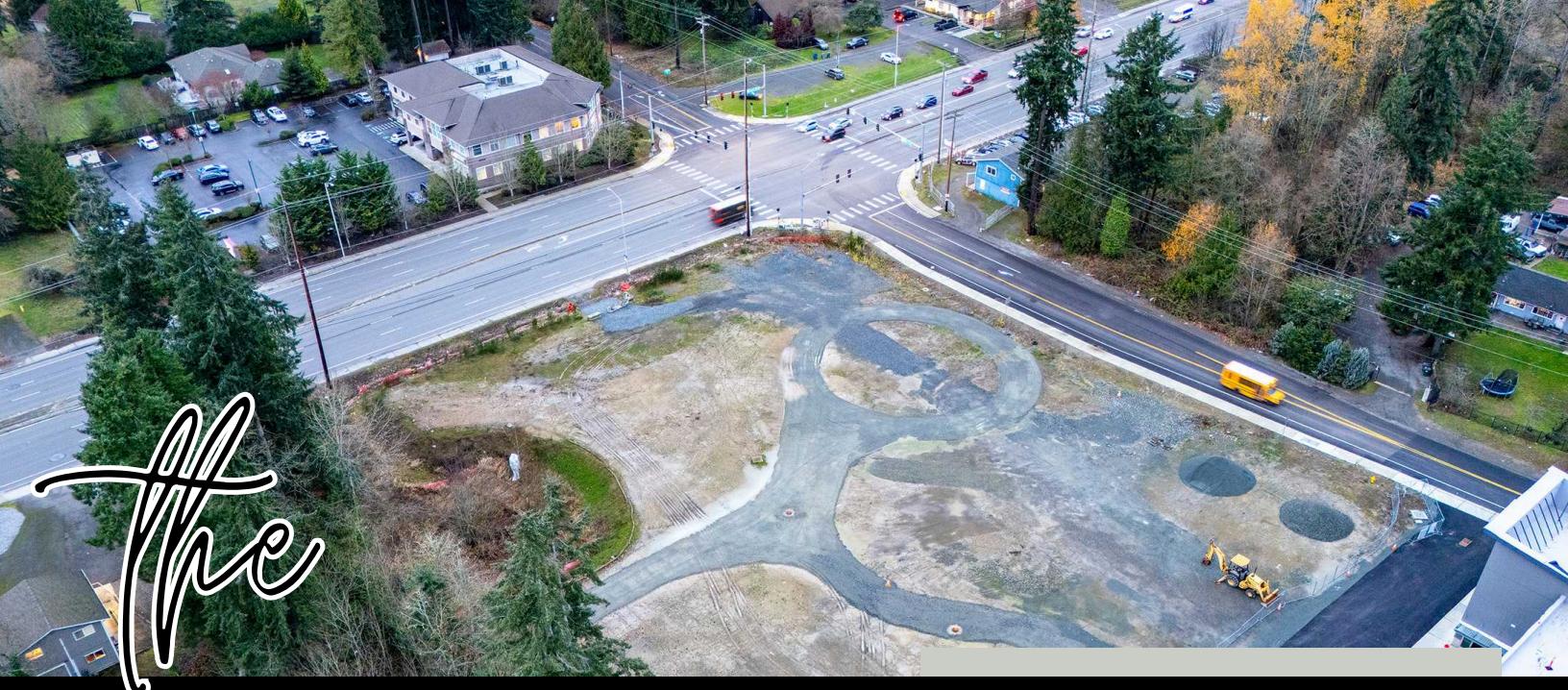
253-405-1844

Kristina@thelinkemgroup.com



*Kristina*  
LINKEM  
REAL ESTATE





# the PROPERTY

This ready-to-use property on Canyon Road is putting you far ahead in development and permitting. Corner location, fully lighted intersection, and northbound traffic flow make this parcel exceptionally desireable. ECOR zoning allowing a wide range of uses, such as:

- Construction yard
- Truck Parking
- Drive through business
- Warehouses
- Gas station
- Offices and Retail
- Restaurant
- Car wash
- Daycare

Over 90,000 net usable square feet, with sewer, water and storm utilities on-site and a level terrain. This location is in high demand, and as the Canyon corridor continues to expand and develop, the value of this property is expected to keep increasing.

PRICE	\$2.25M
SIZE	2.27 Acres
NET SQFT	100,188 sqft total
NET USEABLE	90,512 net usable sqft
UTILITIES	Sewer on site Water on site Storm Connected
STATUS	Off-site improvements completed Permit Ready
ZONING	Zoned ECOR



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 **TERRY WISE**  
& ASSOCIATES  
BECAUSE EXPERTISE MATTERS

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## DETAIL

**Corner location**  
**Lighted intersection**  
**Off-site improvements completed**

**90,512 useable square feet**

**Pierce County Sewer**  
**Tacoma Public Water**  
**Elmhurst Power**

**Pierce County Jurisdiction**  
**ECOR Zoning**



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