

CANYON ROAD COMMERCIAL ACREAGE

Canyon Road frontage in Fredrickson

5416 152nd Street East

Puyallup WA

Parcel 4015416831

2.27 Acres

MLS# 2458926



253-405-1844

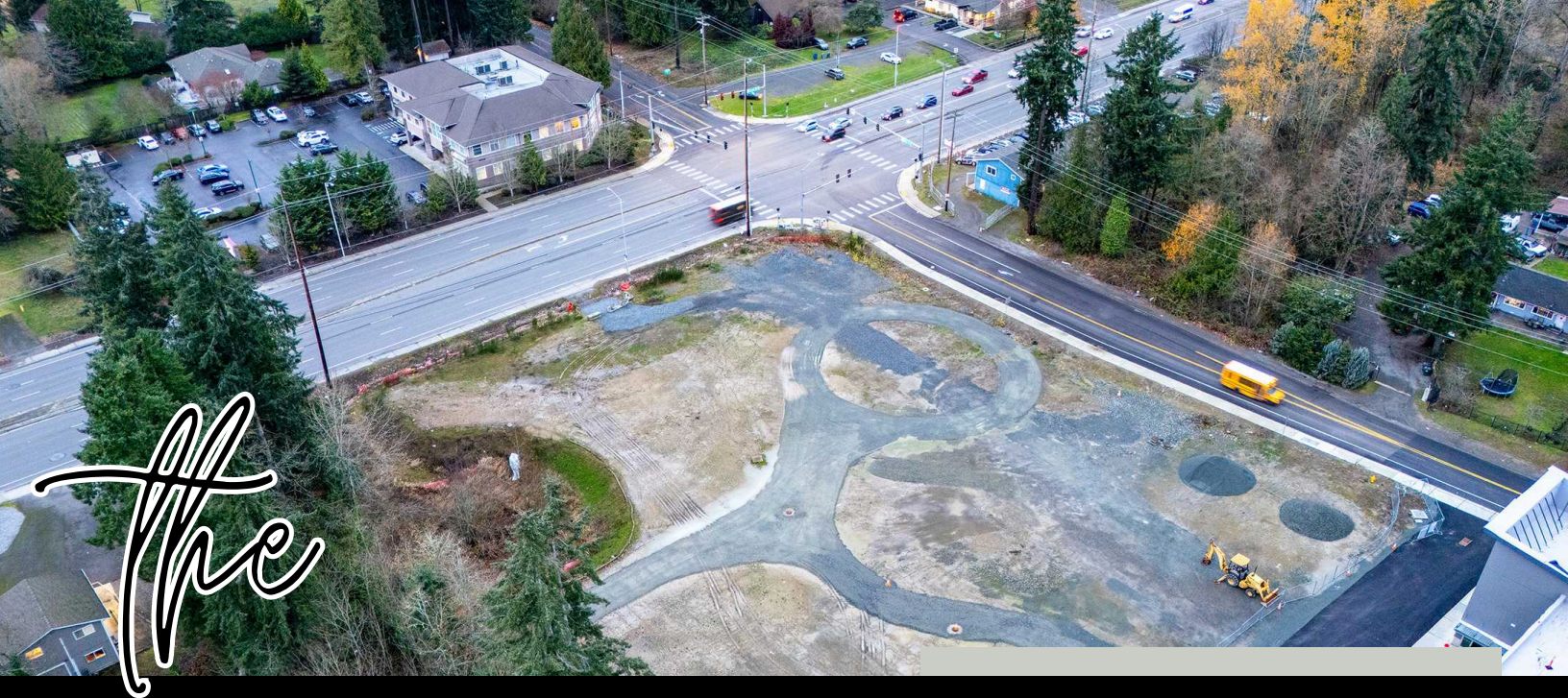
Kristina@thelinkemgroup.com



**TERRY WISE
& ASSOCIATES**
BECAUSE EXPERTISE MATTERS

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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 desirable. 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



IMAGE FOR IDEA ONLY

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**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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