

18927  
33<sup>RD</sup> AVE W

Stand Alone Office Building For Sale

PRICE REDUCED!

## LISTING INFORMATION

ADDRESS: 18927 33rd Avenue W, Lynnwood

BUILDING SF: ±4,904 SF

LOT SIZE: ±13,939 SF

SALE PRICE: ~~\$2,495,000~~ \$1,950,000

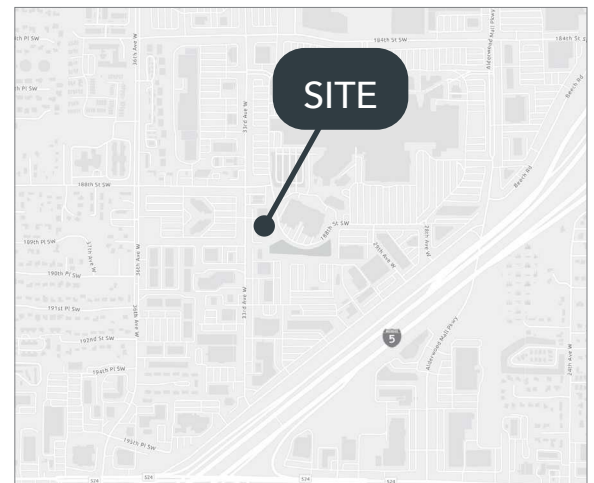
ZONING: ACC

### COMMENTS:

Adjacent to the Alderwood Mall in Lynnwood WA, centered in the middle of the business, office, retail district, close to I-5, all major arterials public transportation. Excellent location, street presence, and parking. Building floor plate has great flexibility to adapted to most occupancy/operational needs. Property has been well cared for. **Seller will consider all offers.**

*All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.*  
Broker Marketing\18927 33rd Ave W, Lynnwood\Sale\Sale Flyer - 18927 33rd Ave W 02.2024

## LOCATION





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Office For Sale

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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,992	144,067	346,935
Average Age	39.7	38.0	39.2
Average Age (Male)	39.3	37.0	38.2
Average Age (Female)	39.5	38.7	39.8
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households (HH)	4,859	54,723	136,191
No. of Persons per HH	2.7	2.6	2.5
Average HH Income	\$91,470	\$101,575	\$112,065
Average House Value	\$469,674	\$423,607	\$473,379

*\*Demographics data derived from 2020 ACS - US Census*

