

FOR SALE

Fully Leased Investment Property
in the heart of downtown Tacoma



102 Puyallup Ave

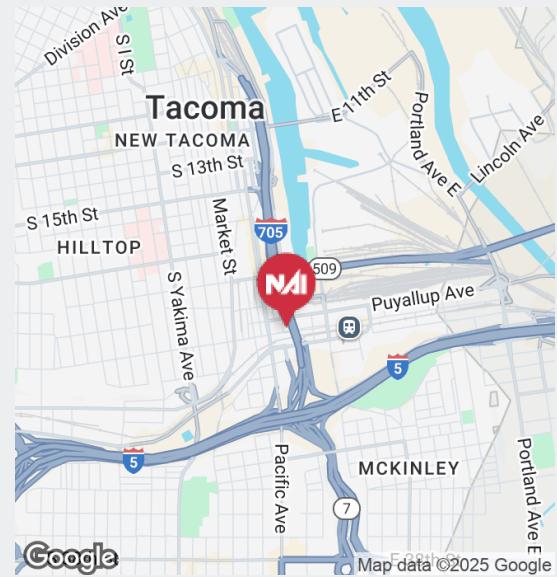
Tacoma, WA 98421

PROPERTY HIGHLIGHTS

- + Excellent Location
- + 12,000 SF Building on 0.74 Acres (32,234 SF)
- + Adjacent to I-5 with High Visibility/Exposure on Old Hwy 99
- + Close to Light Rail, UWT Campus and Tacoma's Museum District
- + Plentiful Parking
- + Warehouse/Residential District Zoning

	Tenant	SF	Monthly	Expiration
Suite A	Eagle Tire	7,760	\$11,848 NNN	5/31/2029
Suite B	Martial Arts	4,240	\$3,500 NNN	6/30/2027

- + **Sale Price: \$2,625,000**



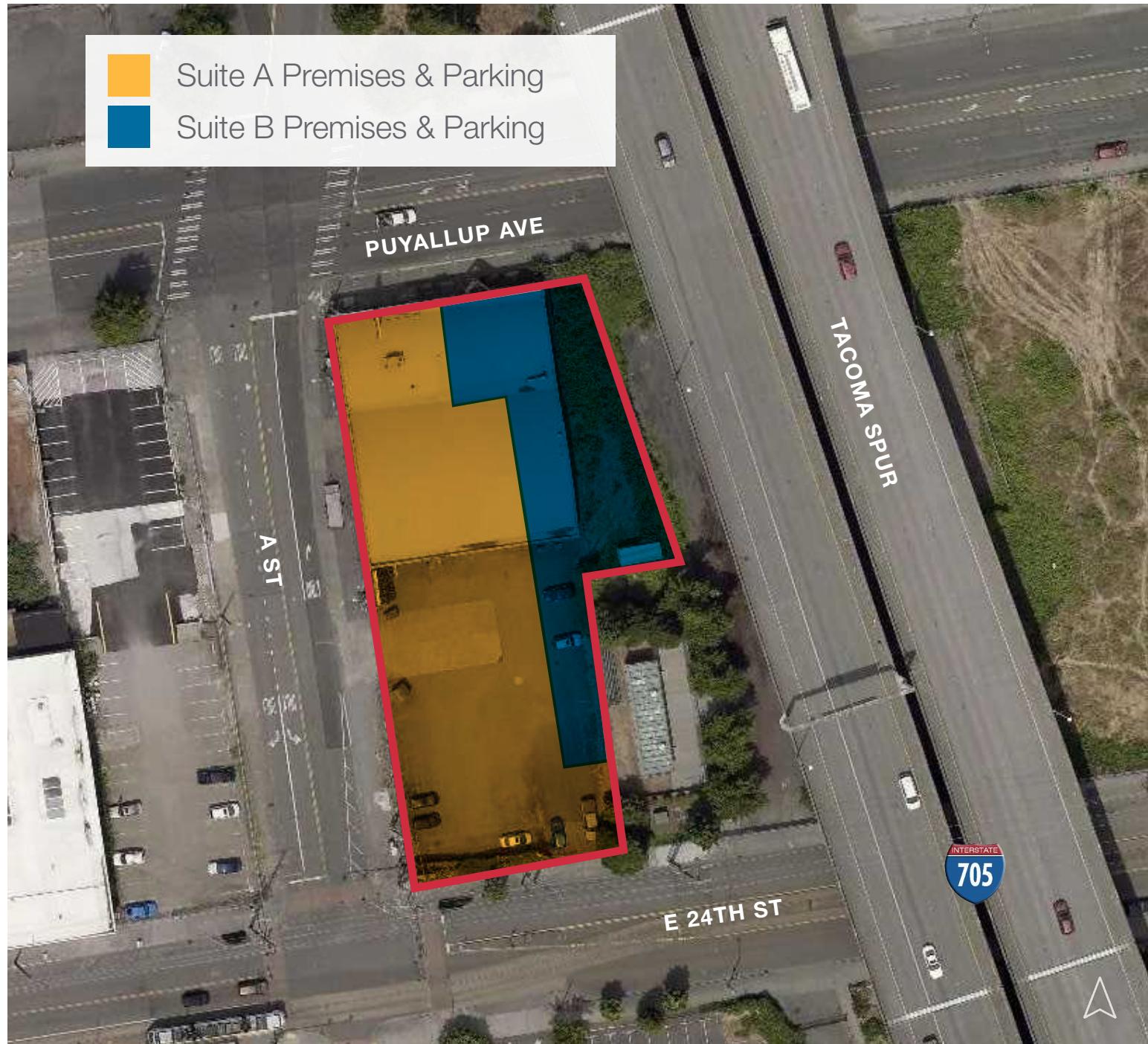
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Property Outline



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