

FOR SALE

1414, 1416 & 1418 2ND ST

PUYALLUP, WA 98371

Parcel: 9810000270, 9810000250, 9810000260

Development Site Near Good Samaritan Hospital

Sloping site

Existing Duplex generating income

Total Land Area - Approximately .49 Acres/ 21,344 square feet

Conceptual Drawings and Survey is available

\$1,000,000

SALE PRICE

JEROME O'LEARY

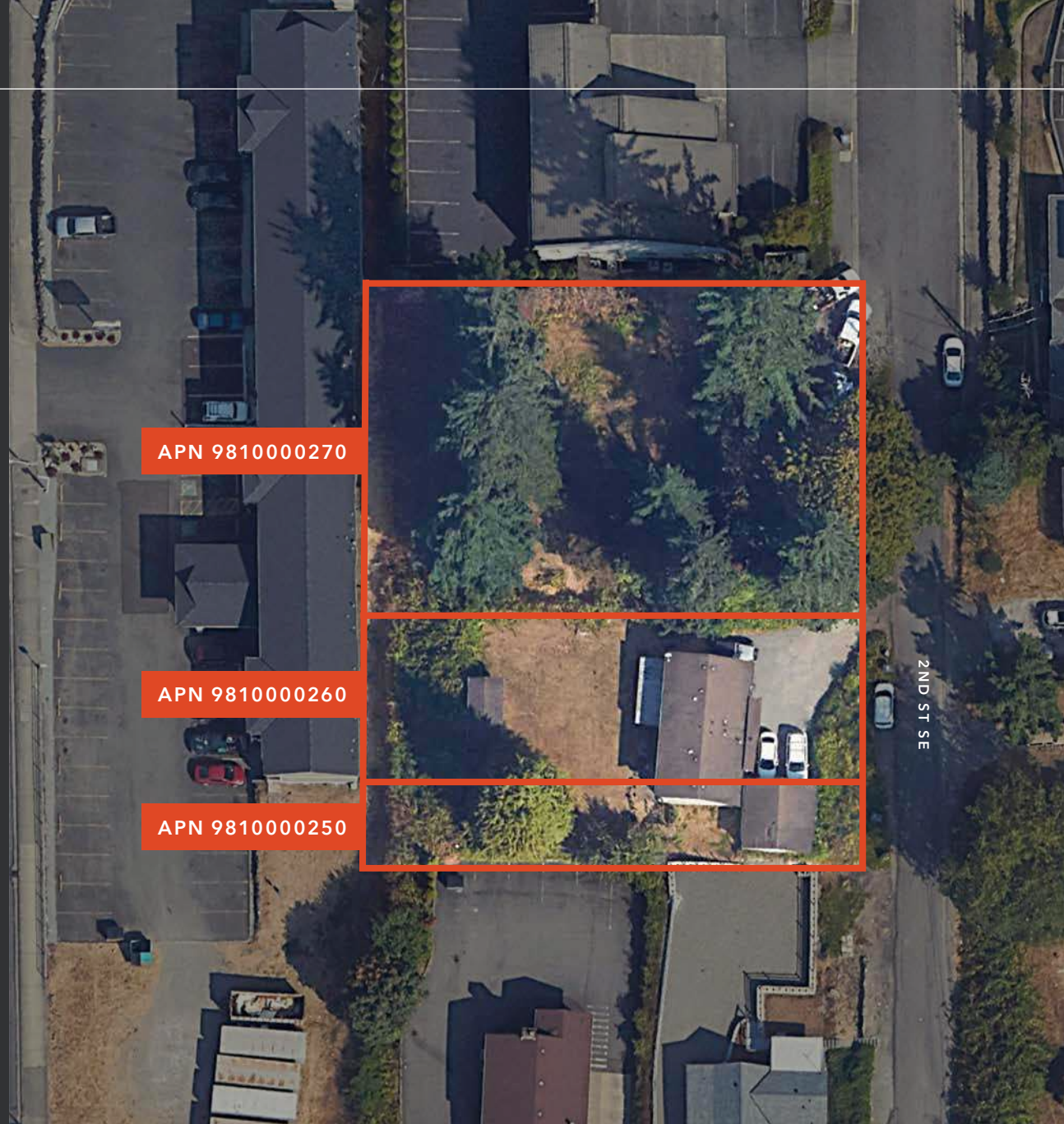
D: 253.779.9292

C: 253.732.2600

jerome.oleary@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.





KIDDER.COM

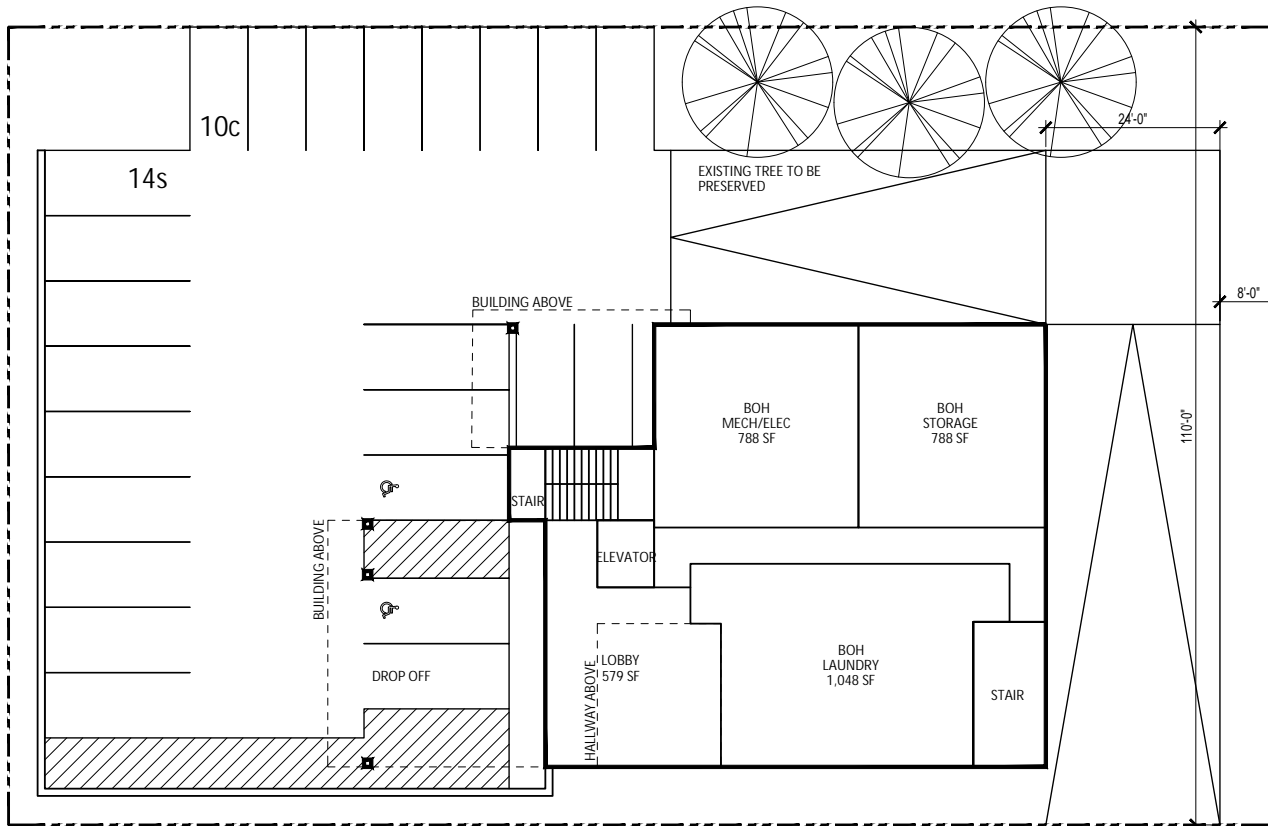
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.





CONCEPTUAL

MASS STUDY 1 | BASEMENT / GARAGE



LAND USE

ZONING	CG - General Commercial
LOT AREA	19,250 SF
FAR (MAX 4)	1.9
BLDG COVERAGE (MAX 75%)	30%

GROSS BUILDING AREA

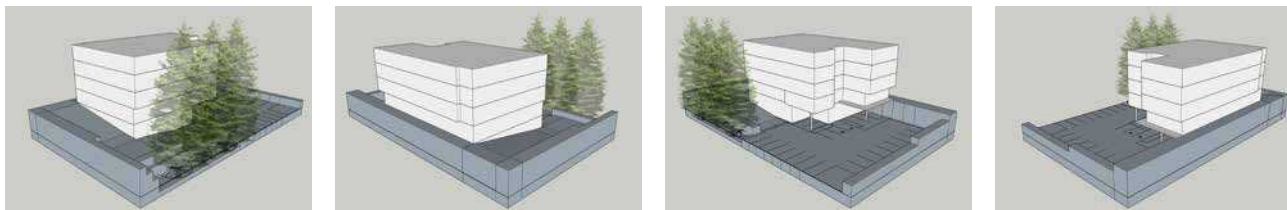
Level	Area
BASEMENT	3,906 Sf
GROUND FLOOR	5,958 SF
2ND-4TH FLOOR	6,350 SF x3
TOTAL AREA	28,912 SF

UNIT COUNT

Count	Type
17	Double Queen Suite
7	1 Bedroom Suite

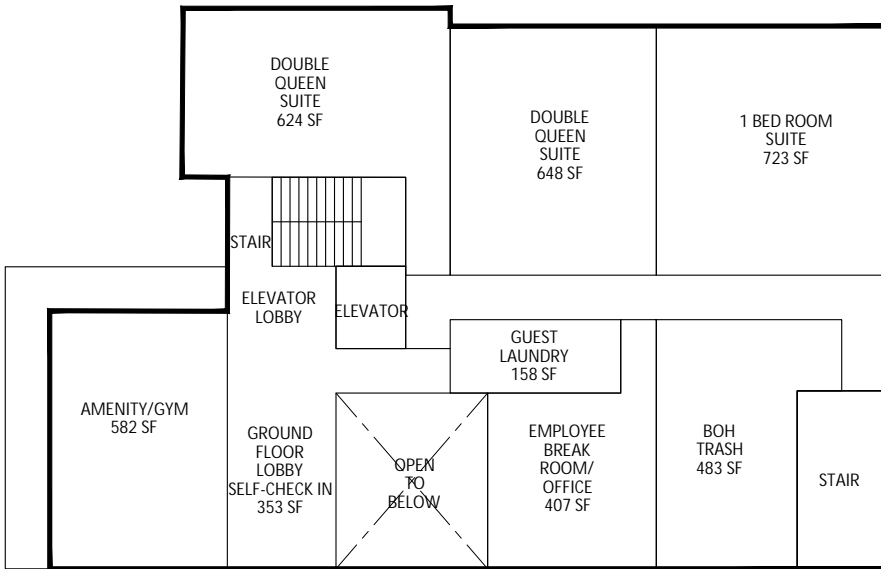
PARKING

Count	Type
1 PER UNIT	24 x 1 + 24 Stalls (42% Compact)



CONCEPTUAL

MASS STUDY 1 | GROUND FLOOR

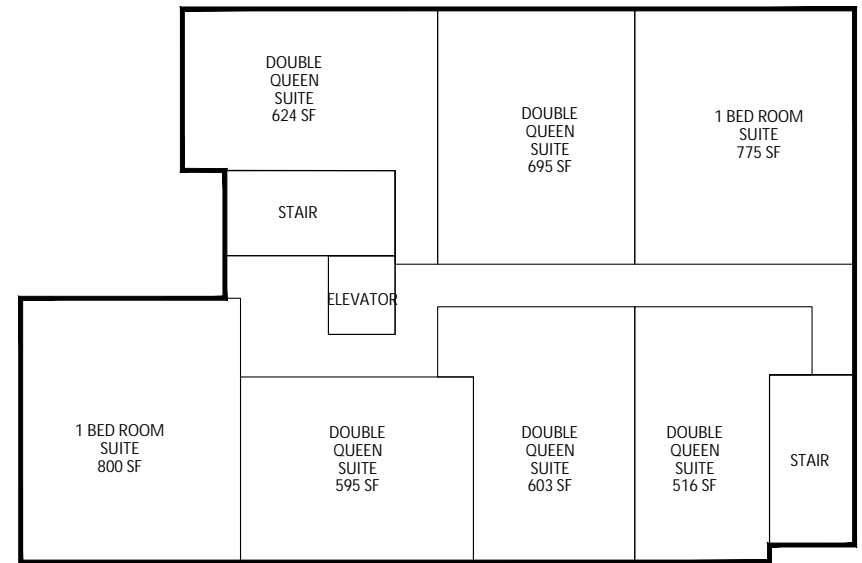


Ground Floor

5,958 SF

CONCEPTUAL

MASS STUDY 1 | 2ND-4TH FLOOR

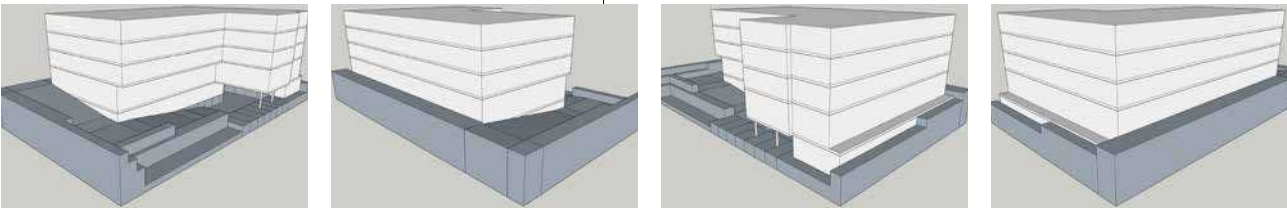
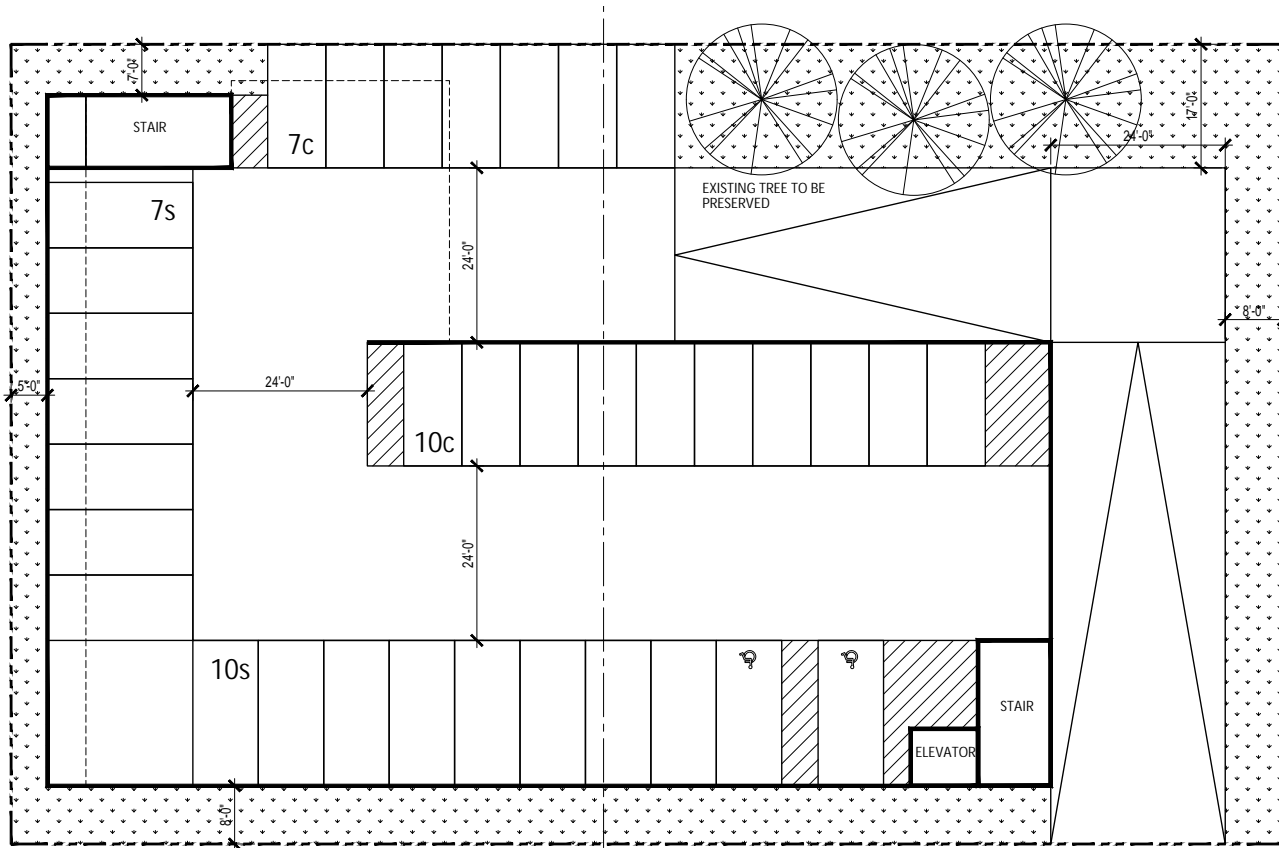


2nd-4th Floor (x3)

6,350 SF

CONCEPTUAL

MASS STUDY 2 | BASEMENT / GARAGE



LAND USE

ZONING	CG - General Commercial
LOT AREA	19,250 SF
FAR (MAX 4)	1.9
BLDG COVERAGE (MAX 75%)	54%

GROSS BUILDING AREA

Level	Area
BASEMENT	2,079 SF
GROUND FLOOR	9,885 SF
2ND-4TH FLOOR	10,186 SF x3
TOTAL AREA	40,413 SF

UNIT COUNT

Count	Type
39	Double Queen Suite
7	1 Bedroom Suite

PARKING

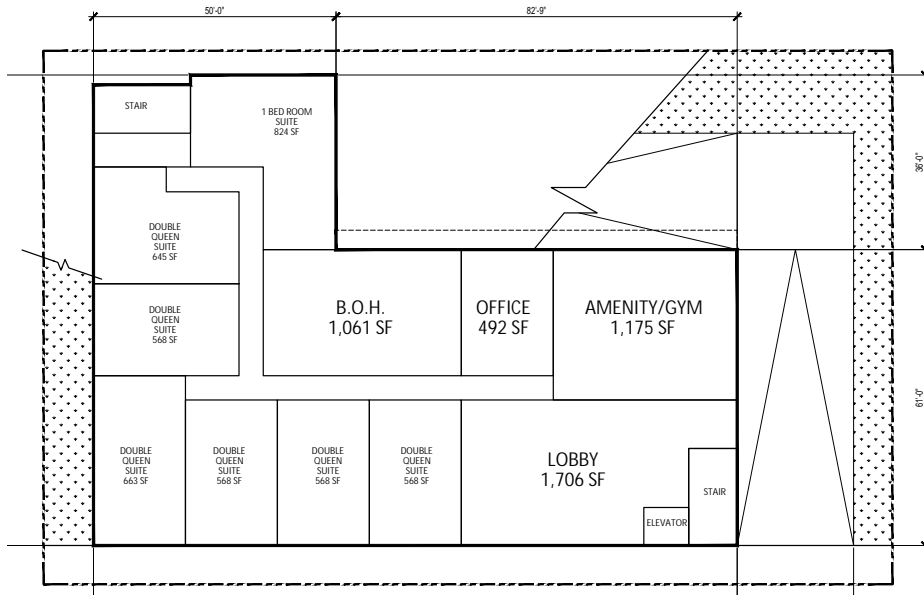
Count	Type
1 PER UNIT	46 x 1 = 46 Stalls
20% REDUCTION	46 x .8 = 37 Stalls

* On site tree conservation

PROVIDED	34 Stalls (50% Compact)
----------	-------------------------

CONCEPTUAL

MASS STUDY 2 | GROUND FLOOR

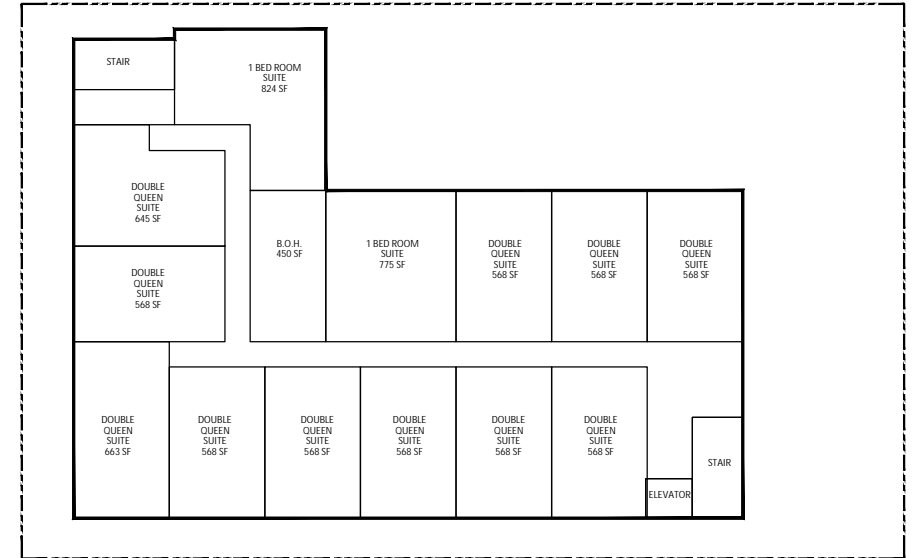


Ground Floor

9,855 SF

CONCEPTUAL

MASS STUDY 2 | 2ND-4TH FLOOR



2nd-4th Floor (x3)

10,186 SF

EXISTING DUPLEX PHOTOS



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.