

FOR SALE

409 PUYALLUP AVENUE S | TACOMA, WA



NEW VENTURES GROUP



33,941 SF INVESTMENT OPPORTUNITY | FOR SALE

Fully restored 2 story with lower level located property near public transportation, Tacoma Dome, and the Tacoma Glass Museum.

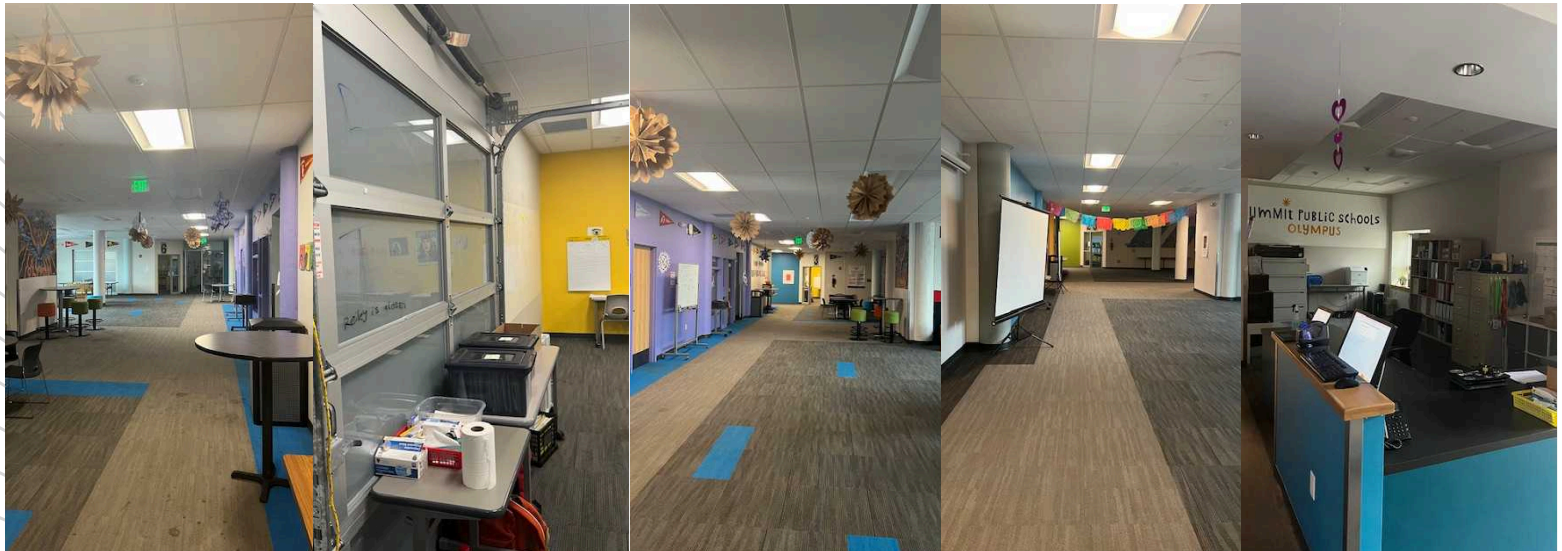
Private off-street secured parking.

Walkable to restaurants and other amenities.

DMU Zoning allows uses to include retail, office, residential, industrial.

- Prime Tacoma Location
- Office School Flex Uses
- Secured Private Parking
- Recent Renovation and Upgrades

A PRIME OWNER-USE OPPORTUNITY



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SALE LISTING INFORMATION

SALE PRICE: **\$4,750,000**

RENTABLE BUILDING SF: 33,931 SF
YEAR BUILT: 2015
PARCEL NO.: 2073210034, 2073220016, 2073220020
LOT SIZE: 36,195 SF / .83 AC
FLOORS: 2 Above Grade w/ Basement
PARKING: 43 Parking Stalls
ZONING: DMU



409 PUYALLUP AVENUE S | TACOMA, WASHINGTON



LOCATION FEATURES

- Near public transportation
- Sounder Commuter Train
- Tacoma Link Light Rail
- I-5, I-705, SR-509

BUILDING FEATURES

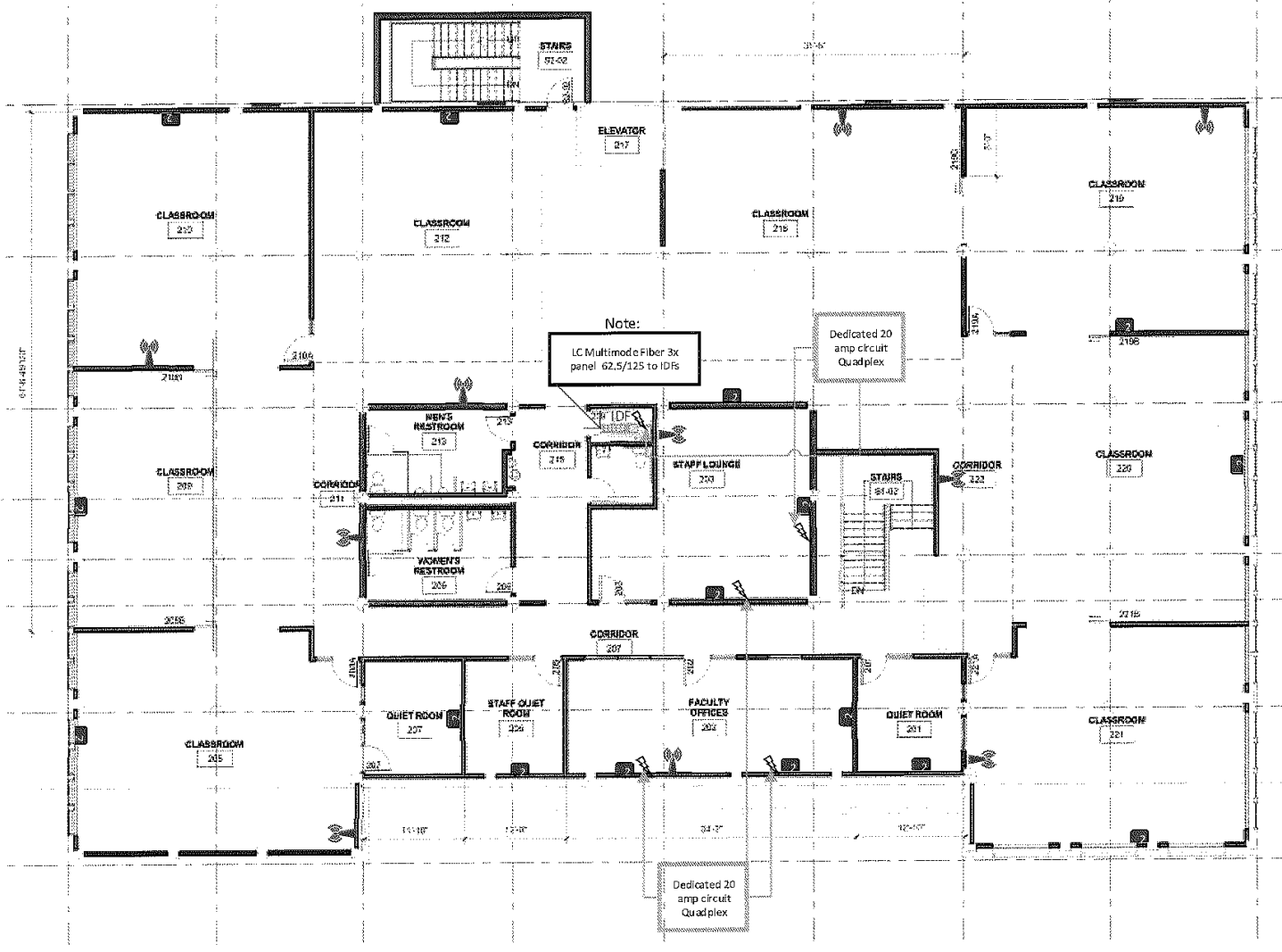
- 3 Phase Power
- Fully secured private parking
- Standalone corner site
- Seismically upgraded



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SECOND FLOOR PLAN 12,166 SF

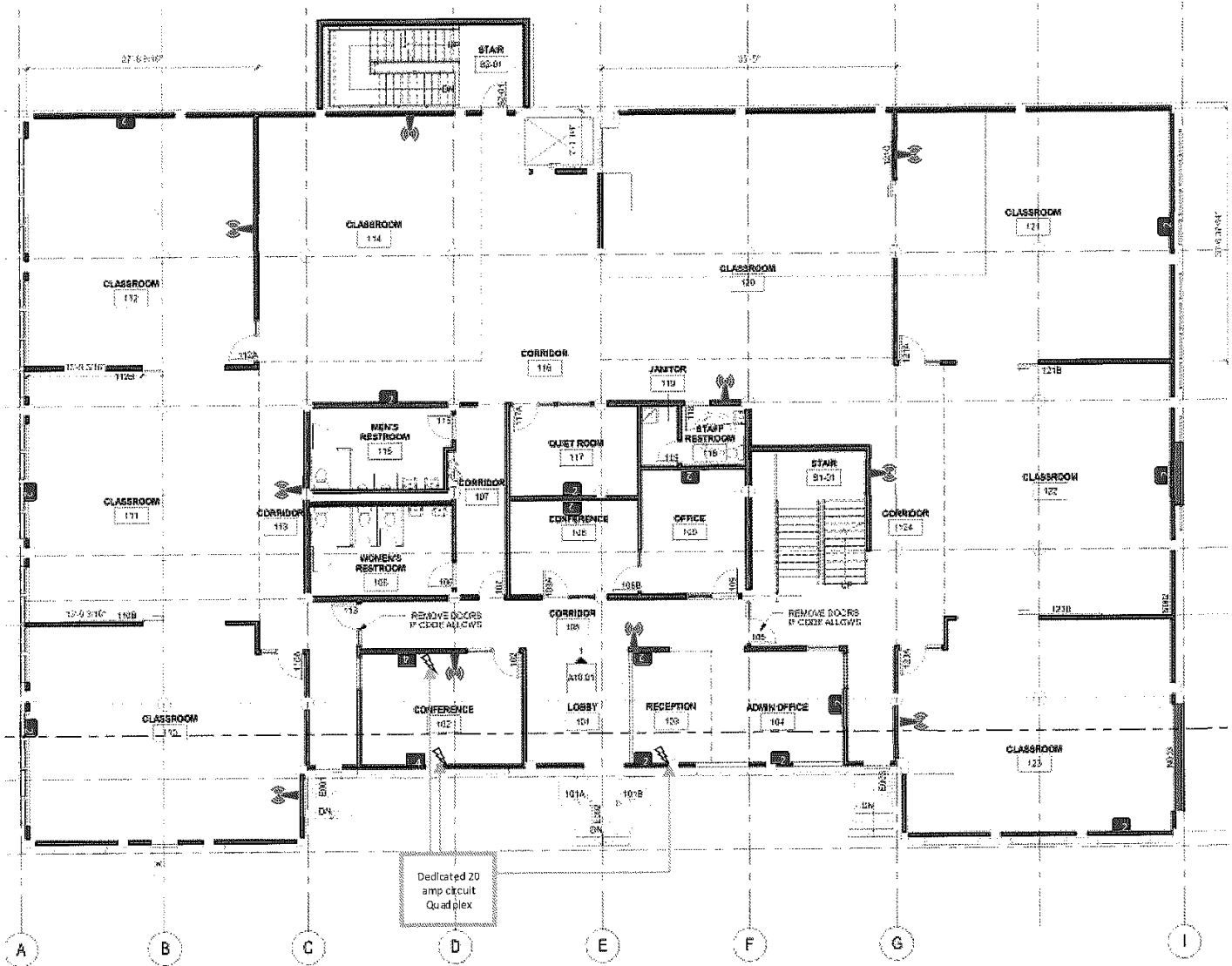


1 SECOND FLOOR PLAN
1/8" = 1'-0"

- Key:
- 4 plug Ethernet Jack
 - 2 plug Ethernet Jack
 - Wireless Device (single ethernet)



FIRST FLOOR PLAN 11,960 SF



- Key:**
- 4 plug Ethernet jack
 - 2 plug Ethernet jack
 - Wireless Device (single ethernet)

1 FIRST FLOOR PLAN - OVERALL
1/8" = 1'-0"



BASEMENT FLOOR PLAN 9,815 SF

