

FOR SALE

4302 S WASHINGTON ST

TACOMA, WA 98409

→ [VIEW PHOTOS](#)

*2,220 SF Office/Showroom/
Garage Space with Yard*

SALE PRICE

\$450,000

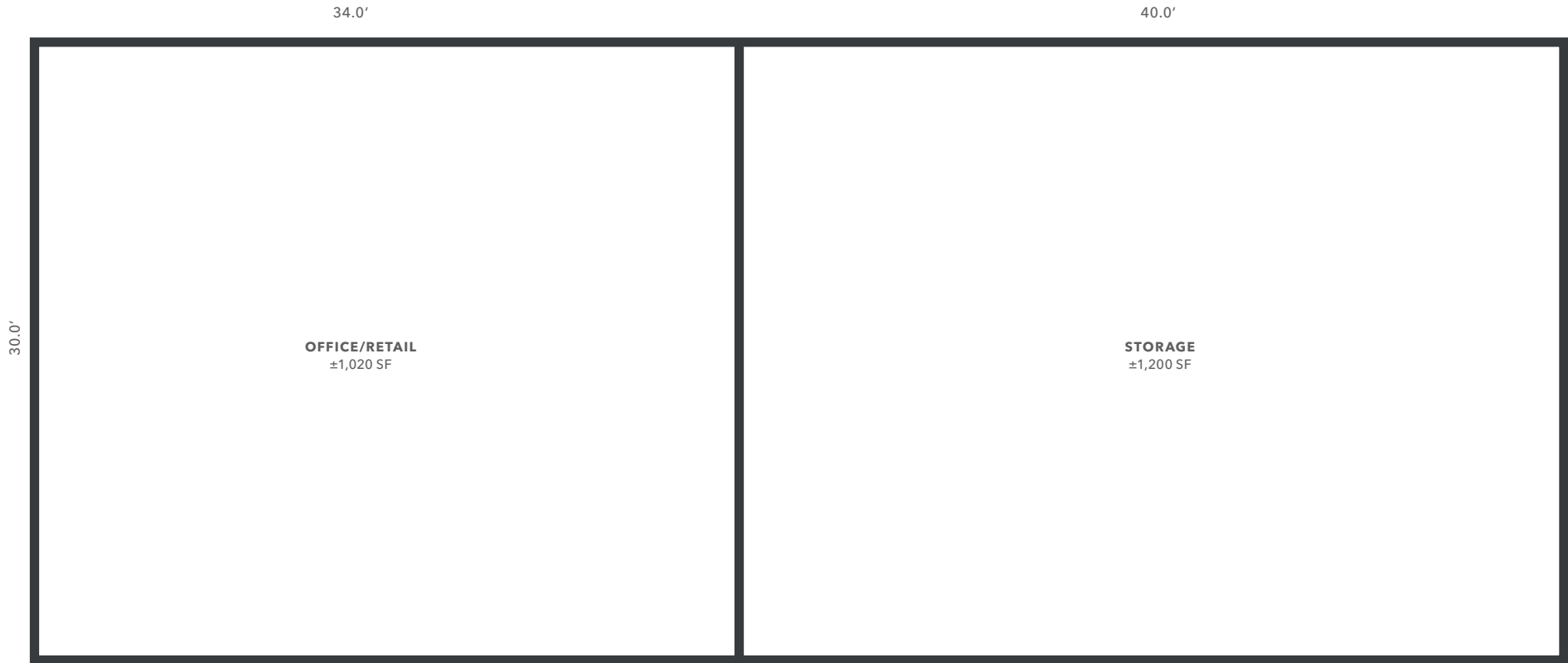
km Kidder
Mathews

PROPERTY OVERVIEW

BUILDING SIZE	±2,220 SF
WAREHOUSE	1,200 SF
GARAGE STORAGE	1,020 SF
LAND SIZE	0.17 AC (7,260 SF)
YARD SIZE	960 SF fenced
% LEASED	100%
TENANT	Visual Options
LEASE EXPIRATION	February 28, 2027
TRUCK ACCESS	1 grade-level
JURISDICTION	City of Tacoma
ZONE	M1-STGPD-ST-M/IC VIEW ZONING MAP



FLOOR PLAN



RENT ROLL

Tenant Name	SF	Lease Expiration	Current Base Rent	Base Rent PSF	Annual Base Rent	NNN (Actual)	NNN Recapture (Annual)	Adjusted Base Rent Annual (NOI)
VO OFFICE BUILDING	2,220	2/28/2027	\$2,310.00	\$1.04	\$27,720.00	\$33,953.89	\$-	(\$6,233.89)

4302 S WASHINGTON ST

2.1 MI — 7 MINS

TO I-5

6.5 MI — 18 MINS

TO PORT OF TACOMA

5.4 MI — 10 MINS

TO HWY 512

11.6 MI — 16 MINS

TO HWY 18

22.5 MI — 35 MINS

TO SEATAC

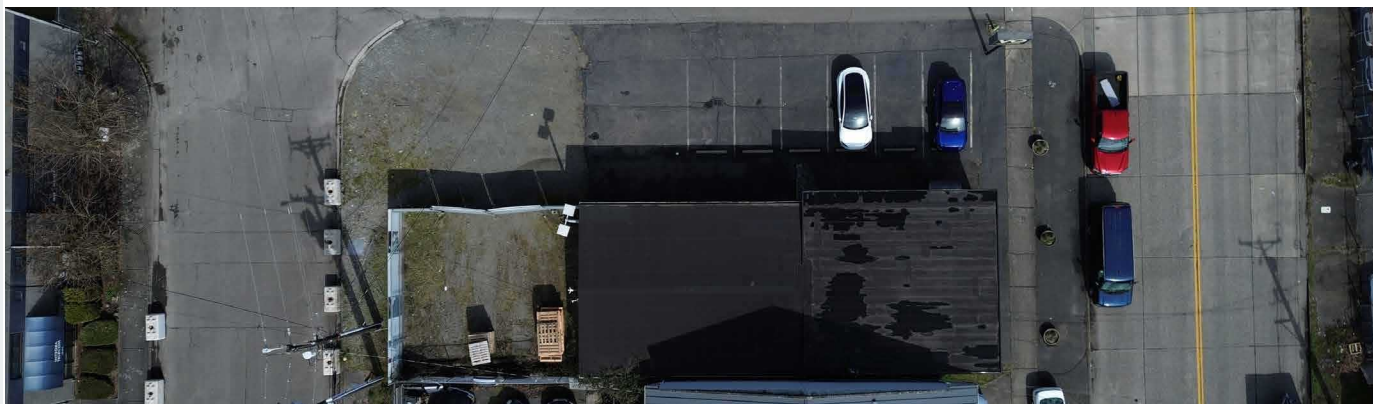
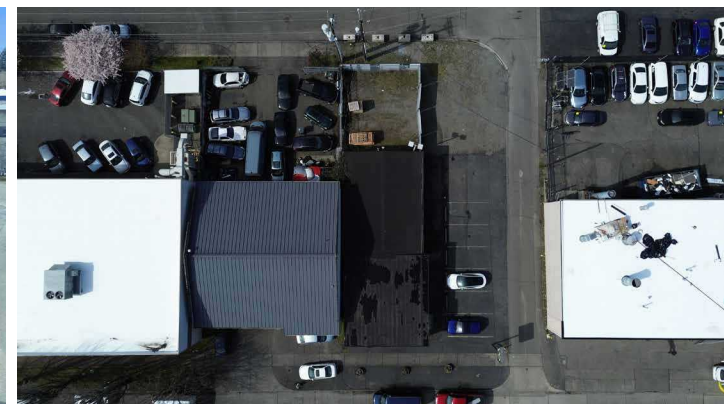
36.6 MI — 50 MINS

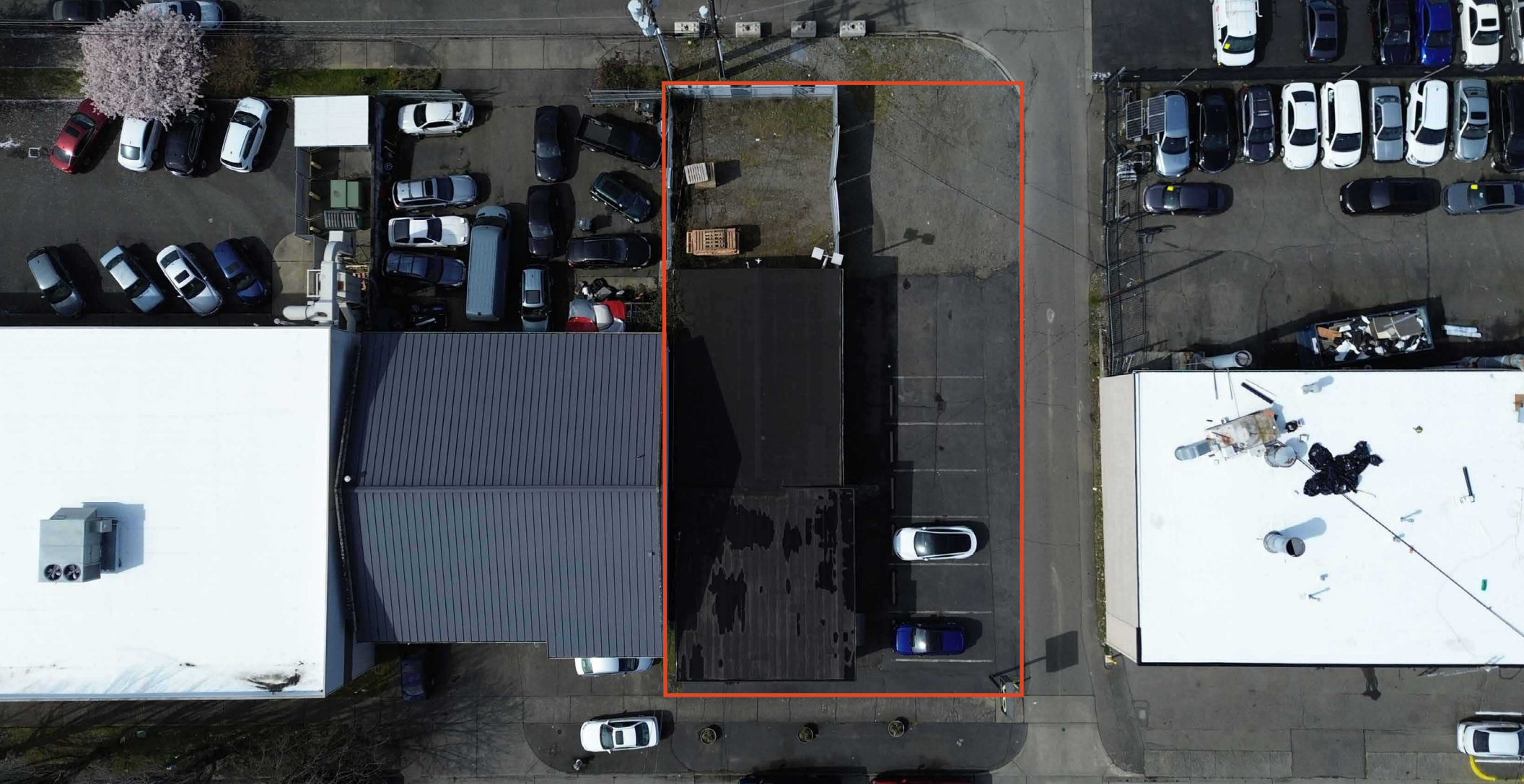
TO PORT OF SEATTLE



4302 S Washington presents an ideal owner-user opportunity for a small business seeking a professional office presence with the added benefit of on-site storage and yard space.

The 2,220-square-foot property features 1,200 square feet of office/retail space, 1,020 square feet of garage storage, and a 960-square-foot yard – a practical and flexible combination that is difficult to find at this price point in Tacoma’s South End. A grade-level door provides convenient drive-in access to the storage area, while M1 zoning supports a broad range of business uses.





4302 S WASHINGTON ST

*For more information on
this property, please contact*

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