

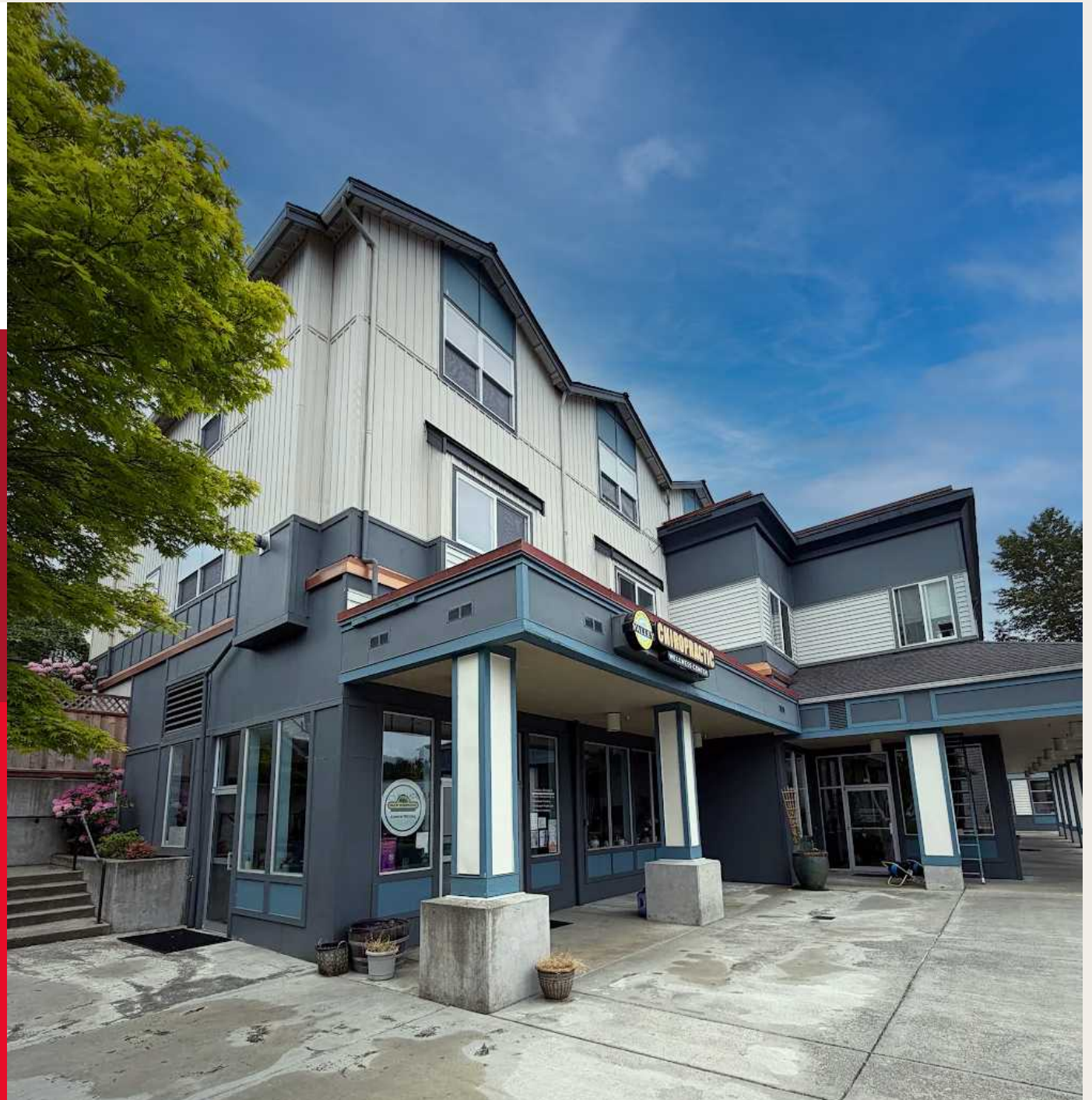
14524 Main Street NE #119

Duvall, WA 98019

Prime Ground-Floor
Professional Office
Condo in Duvall

FOR SALE

- Category: Retail/Office
- Square Feet Available: 1,459
- Pricing: \$375,000



Excellent opportunity to acquire a prime, street-adjacent professional office condominium located in the heart of Duvall, WA. This 1,459 SF ground-floor unit features prominent visibility and seamless accessibility within the highly desirable Duval Square mixed-use commercial complex.

Fully leased to an established boutique healthcare tenant, the property generates reliable stable income at a below-market rate, positioning a new owner to capture substantial NOI growth through this premier value-add asset.

Highlights:

- **Prime Main Street Visibility:** Features a highly accessible, 1,459 SF ground-floor position with excellent street-adjacent presence within the desirable Duval Square mixed-use complex.
- **100% Occupied Asset:** Fully leased to an established boutique healthcare tenant, providing immediate, stable, and reliable cash flow from day one.
- **Substantial Rental Upside:** In-place rent is significantly below the local market average of \$30-\$37/SF, offering a clear value-add pathway to lift Net Operating Income (NOI) upon renewal.
- **Affluent Demographics:** Positioned within a premier, high-income King County submarket, featuring an average household income exceeding \$187,000 within a 1-mile radius and nearly \$195,000 within 5 miles.



Demographics



AVERAGE HOUSEHOLD INCOME:

1-Mile: \$187,321
2-Mile: \$182,483
5-Mile: \$194,651



POPULATION:

1-Mile: 50,107
2-Mile: 234,956
5-Mile: 469,781



Vitality
DANCE CENTER

VALLEY FOURSQUARE
CHURCH

14524
Main Street NE

SUBWAY

Edward Jones
MAKING SENSE OF INVESTING

dpa

203

Main Street NE

FOR SALE:

14524

Main Street NE #119

Duvall, WA 98019

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