

FOR SALE

# 137 161ST ST S

SPANAWAY, WA

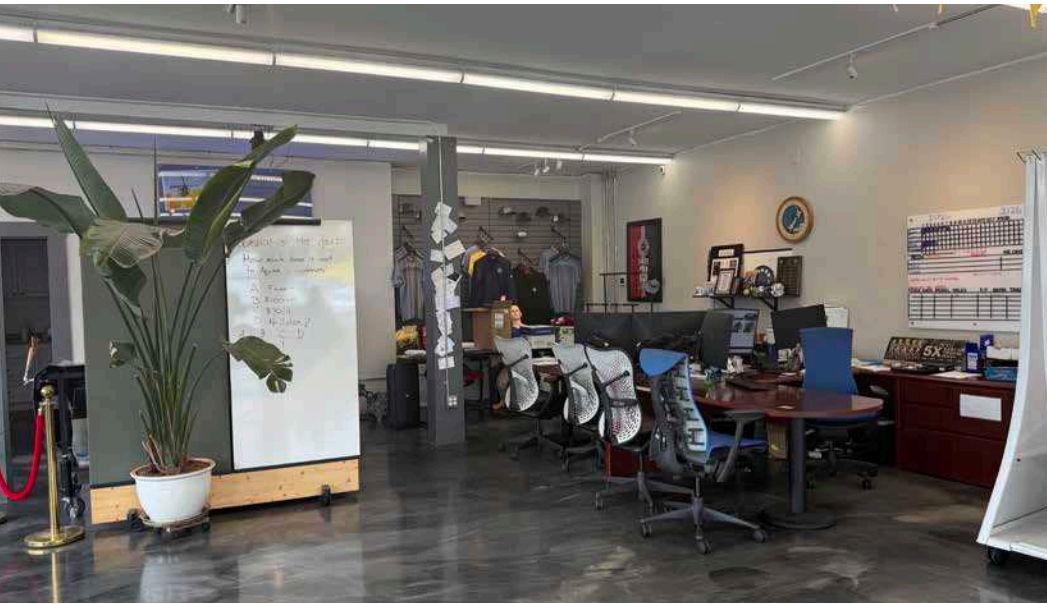
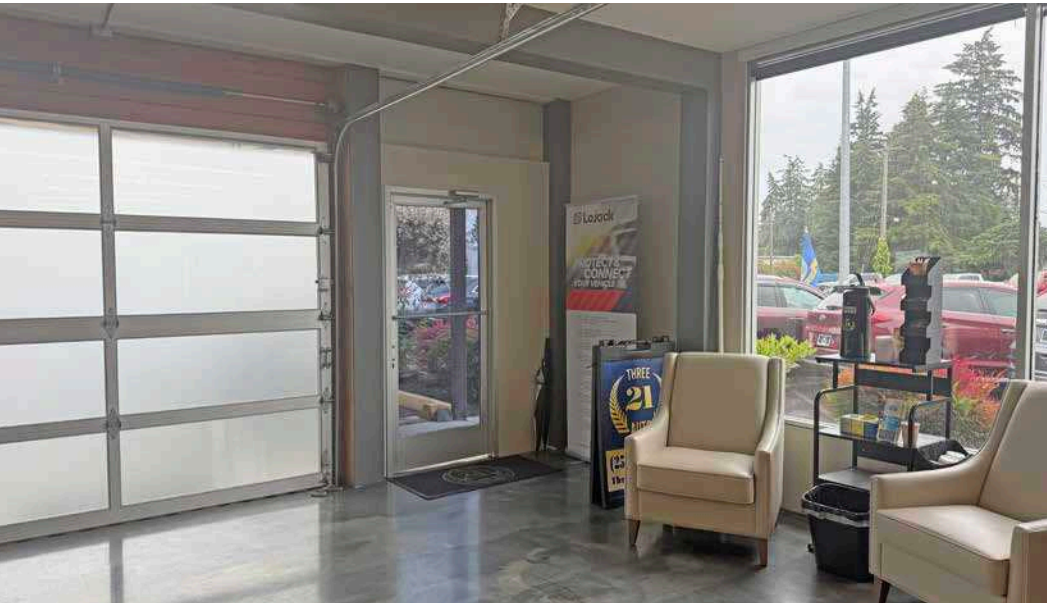
*10,844 SF Building For Sale  
\$2,500,000*





## PROPERTY HIGHLIGHTS

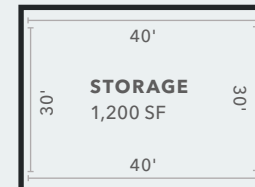
SALE PRICE	\$2,500,000
SELLER FINANCING AVAILABLE	Contact Broker for More Information.
TAX PARCELS	5025002450 and 5025002440
LOT SIZE	0.8 AC Total (0.20 AC Parcel 5025002440 & 0.60 AC Parcel 5025002450)
PROPERTY FEATURES	<ul style="list-style-type: none"> <li>• 9,644 SF stand alone retail building with 1,200 SF additional shop space</li> <li>• Wood frame construction</li> <li>• Built in 1956 / Adjusted in 1994</li> <li>• Ample parking with 30+ surface spaces</li> <li>• HVAC: Heat Pump</li> </ul>
ZONING	Urban Corridor (UCOR)
GENERALLY ALLOWED USES	Urban Corridor. The Urban Corridor (UCOR) zone classification allows for high-density, multifamily residential, retail/shopping, grocery, restaurants, office, civic uses, and other amenities and services. The classification allows for auto-oriented uses and larger square footage retailers in order to capture spillover growth from the Centers and establish transit-supportive densities



# SITE PLAN



**RETAIL STORE**  
9,644 SF



161ST ST S





**SUBJECT PROPERTY**

LAKE SPANAWAY GOLF COURSE

SPRINKER RECREATION CENTER

PACIFIC AVE S

MILITARY RD S

152ND STE

SPANAWAY VILLAGE

SPANAWAY MS



*Exclusively listed by*

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