

SAVE-U-MORE BUILDING

23636 104th Ave SE, Kent, WA 98031



SUMMARY INFORMATION

Sale Price:	\$6,500,000
Lot Size:	2.69 Acres
Building Size:	21,080
Zoning:	CC-MU: Community Commercial Mixed-Use
Price / SF:	\$308.35

PROPERTY OVERVIEW

The Save-U-More has been operating as a local grocery store for over 6 years, offering a wide variety of products and services. This 21,080 SF building is comprised of a grocery store, restaurant/bakery/gelato shop, and a pet grooming facility. The building is being sold with all the fixtures and equipment, an estimated value of \$1,000,000.00.

There is ample parking, with numerous access points, and the parking lot is shared with multiple other business including McLendon's Hardware and Chase Bank.

A large, fenced yard is located at the back of the building with space for additional storage and a dock high loading bay for easy delivery of products.

PROPERTY HIGHLIGHTS

- Seller financing available!
- Fixtures & equipment included
- Excellent visibility
- High traffic area
- Close to Hwy 167 & 515
- Ample parking
- Large fenced yard

KELLER WILLIAMS COMMERCIAL
1011 East Main,
Suite 208
Puyallup, WA 98372

JON SAPORITO
Commercial Broker
253.840.5574 X1488
jon@jonsaporito.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

RETAIL FOR SALE

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<https://kwcpuyallup.com/>



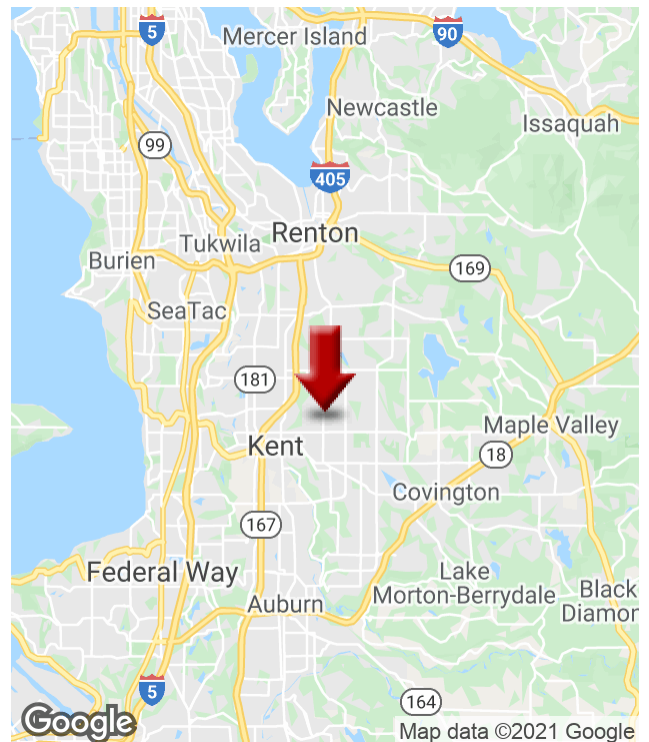
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LOCATION OVERVIEW

The building is located in the center of Kent's East Hill shopping district. It is surrounded by a variety of fast-food and traditional restaurants as well as shopping destinations including Fred Meyer and McLendon's Hardware. Close to highways 167 and 515.



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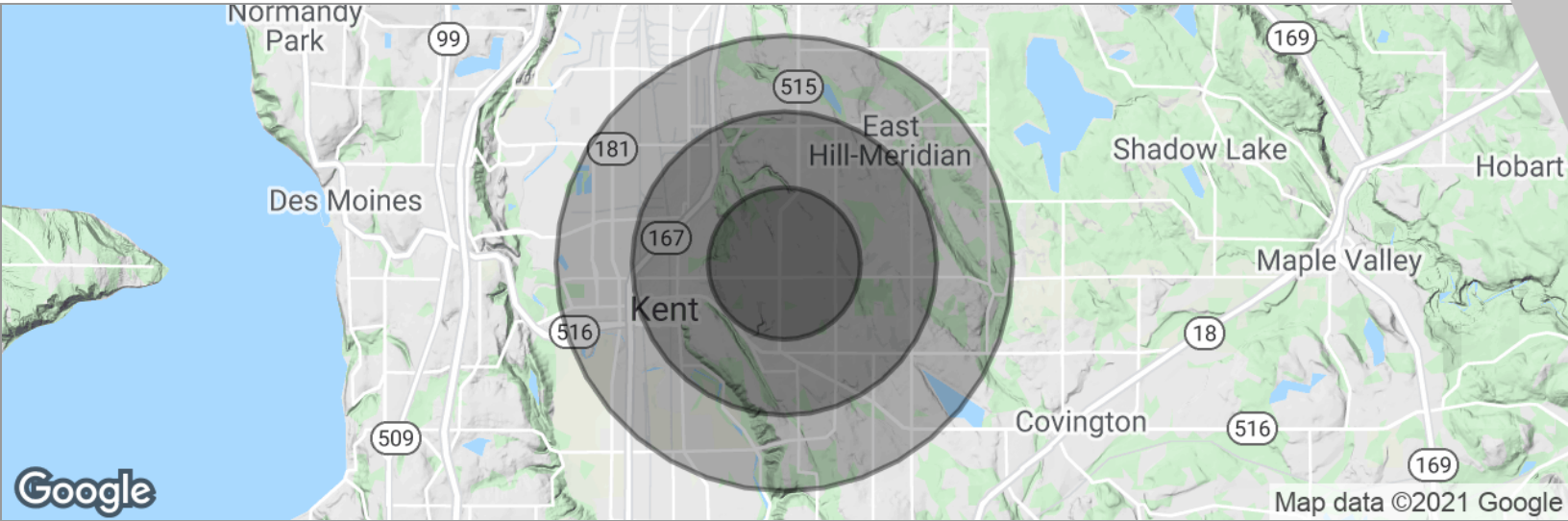
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	24,000	65,568	110,480
Median age	29.4	31.4	32.8
Median age (male)	28.5	30.7	32.1
Median age (Female)	30.3	32.0	33.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	8,813	23,681	39,693
# of persons per HH	2.7	2.8	2.8
Average HH income	\$54,681	\$66,238	\$69,765
Average house value	\$269,178	\$329,226	\$337,515

* Demographic data derived from 2010 US Census

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