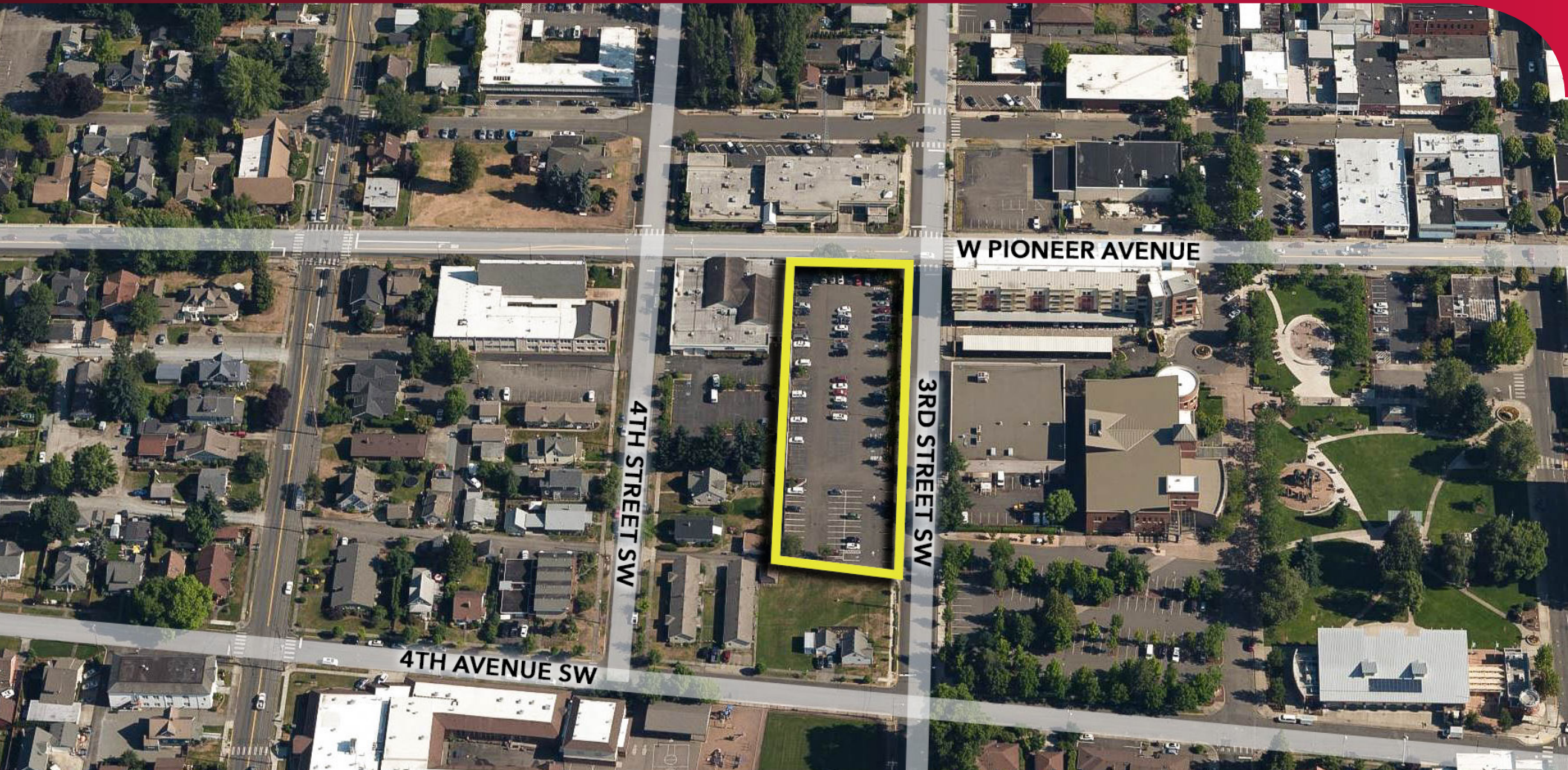


±1.11 Acre Development Site For Sale
DOWNTOWN PUYALLUP DEVELOPMENT SITE

City of Puyallup A.O.B. Lot
303 - 3rd Street SW
Puyallup, WA



PRESENTED BY:

Zane Shiras, ccim
Principal
D 206.773.2676

Kyle Prosser
Vice President
D 253.444.3025

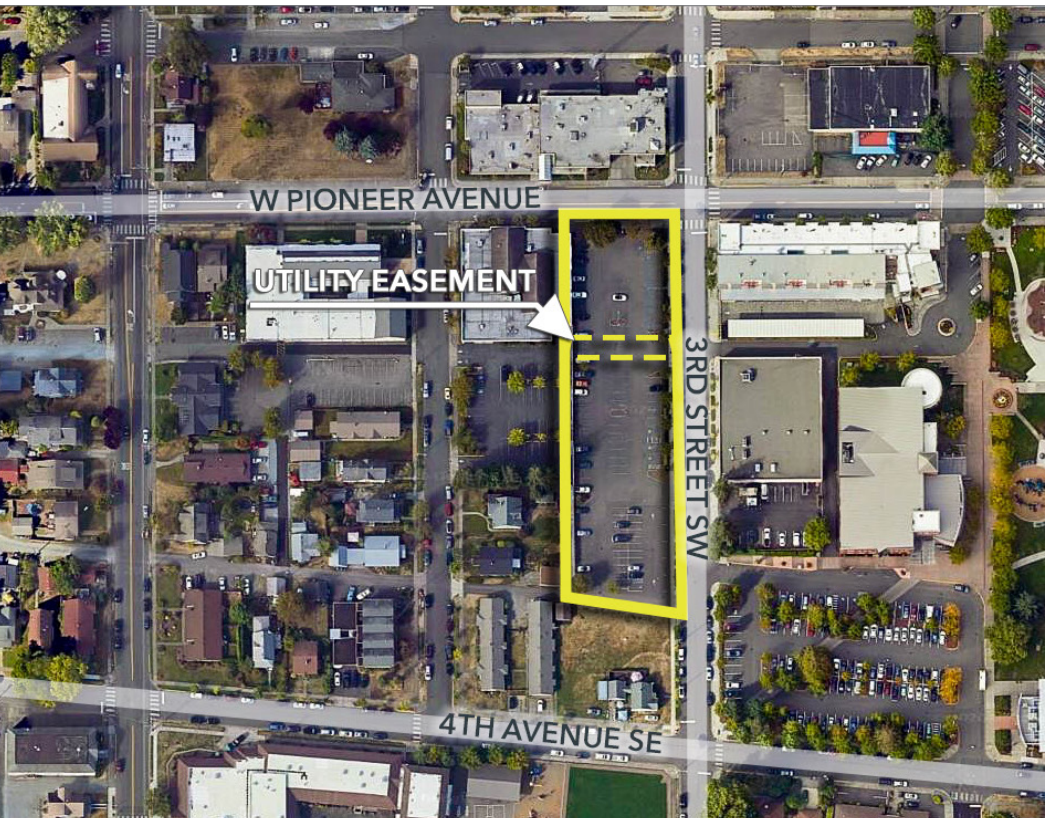
Tom Brown
Principal
D 253.444.3024

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Puyallup, WA

Lee & Associates has been retained by the City of Puyallup to exclusively present this opportunity to acquire the A.O.B. Lot Development Site. This site offers the rare opportunity to develop in downtown Puyallup with close proximity to amenities including the Fairgrounds, Sounder Train Station and transit center, and downtown retail core of Puyallup.



ADDRESS	303 - 3rd Street SW, Puyallup, WA
LAND AREA	Approximately 48,336 SF (±1.11 Acres)
EASEMENT	19' wide utility easement
PARCEL NUMBER	574500-1571
SITE CONFIGURATION	Rectangular-shaped, corner block site
ZONING	CBD - Core (City of Puyallup)
TOPOGRAPHY	Currently a paved, flat parking lot
HEIGHT LIMITS	65' (Six Floors) height limit inclusive of available development bonuses
PERMITTED USES	Multi-Family Residential, Office, Retail, Hotel, Public / Institutional, and more

CONTACT

Zane Shiras, CCIM
zshiras@lee-associates.com
D 206.773.2676

Kyle Prosser
kprosser@lee-associates.com
D 253.444.3025

Tom Brown
tbrown@lee-associates.com
D 253.444.3024

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