

# Office for Sale WAPATO BUILDING

4210 20th St E, Fife, WA 98424



## PROPERTY OVERVIEW

<b>SALE PRICE:</b>	\$2,257,000
<b>BUILDING SF:</b>	11,253 SF
<b>LOT SF:</b>	47,674 SF
<b>UNITS:</b>	Consists of 6 Condominium Units <ul style="list-style-type: none"><li>• Condominium A: ±3,029 SF</li><li>• Condominium B &amp; C: ±3,000 SF</li><li>• Condominium D: ±1,135 SF</li><li>• Condominium E: ±2,676 SF</li><li>• Condominium F: ±1,413 SF</li></ul>
<b>ZONING:</b>	Industrial + Retail Overlay Zone
<b>PARKING:</b>	42 Shared Parking Stalls

## HIGHLIGHTS

The Wapato Building consists of 6 condos all available in this offering. Built adjacent to Wapato Creek, the building has 42 +/- parking stalls in addition to a drive thru for Unit A in the rear. Nice, efficient floor plans with 4 units on the main floor and 2 on the upper level.



## CONTACT

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### Tom Brown

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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.



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## LOCATION AND PROXIMITY

Situated 650 feet to the south of Interstate 5, the Wapato Building is located midway between I-5 North Exit 136B and I-5 South Exit 137.

- Access to I-5 North or South is less than 3/4 mile ( $\pm 5$  minutes).
- Downtown Tacoma is  $\pm 5.1$  miles ( $\pm 8$  minutes).
- The Port of Tacoma is  $\pm 3.3$  miles ( $\pm 8$  minutes).

Adjacent business include Costco and Gensco Manufacturing, with Honda of Fife directly across the street. The area is home to multiple auto dealerships and various warehouse and industrial business.



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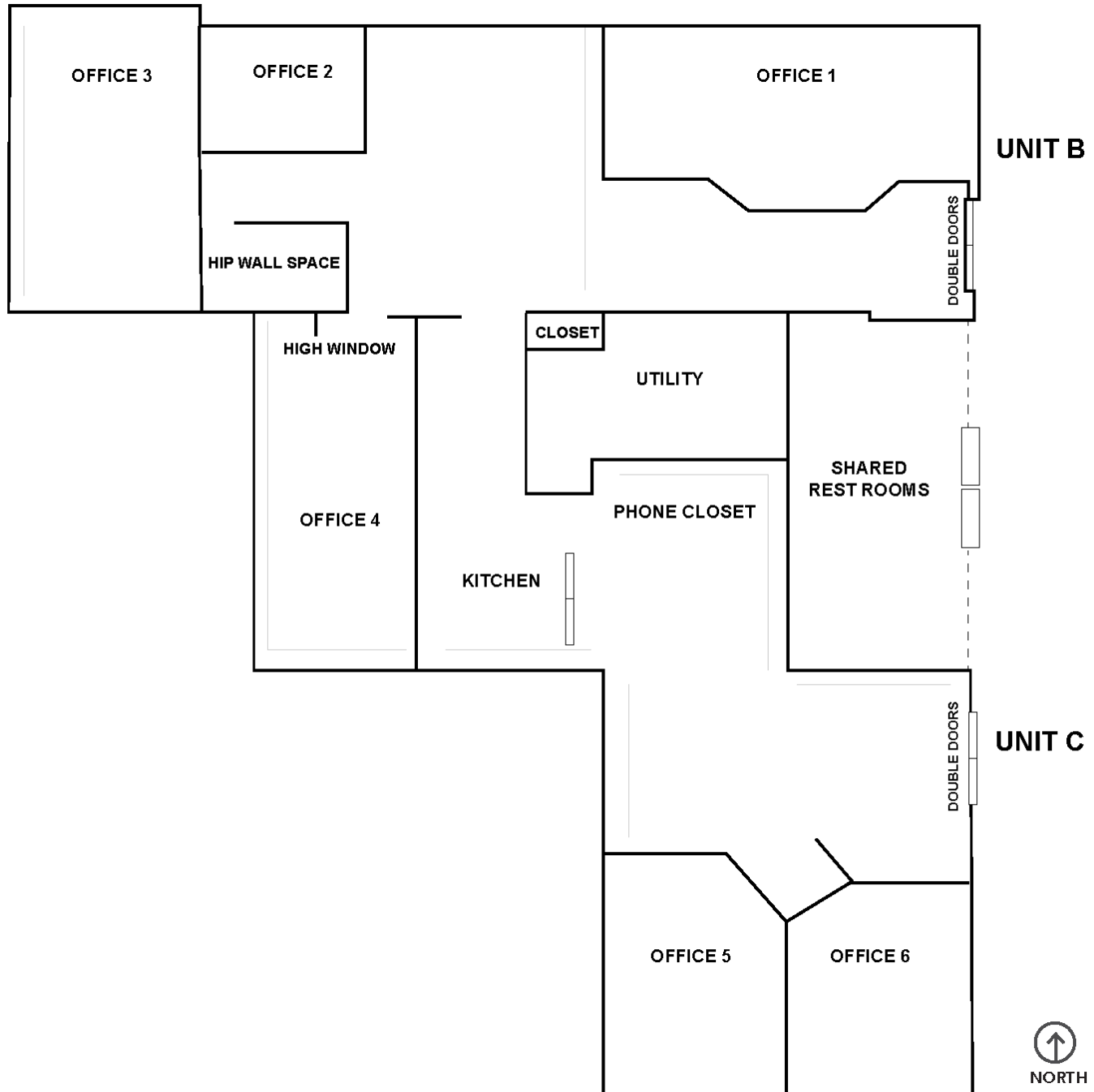
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**UNITS B & C**

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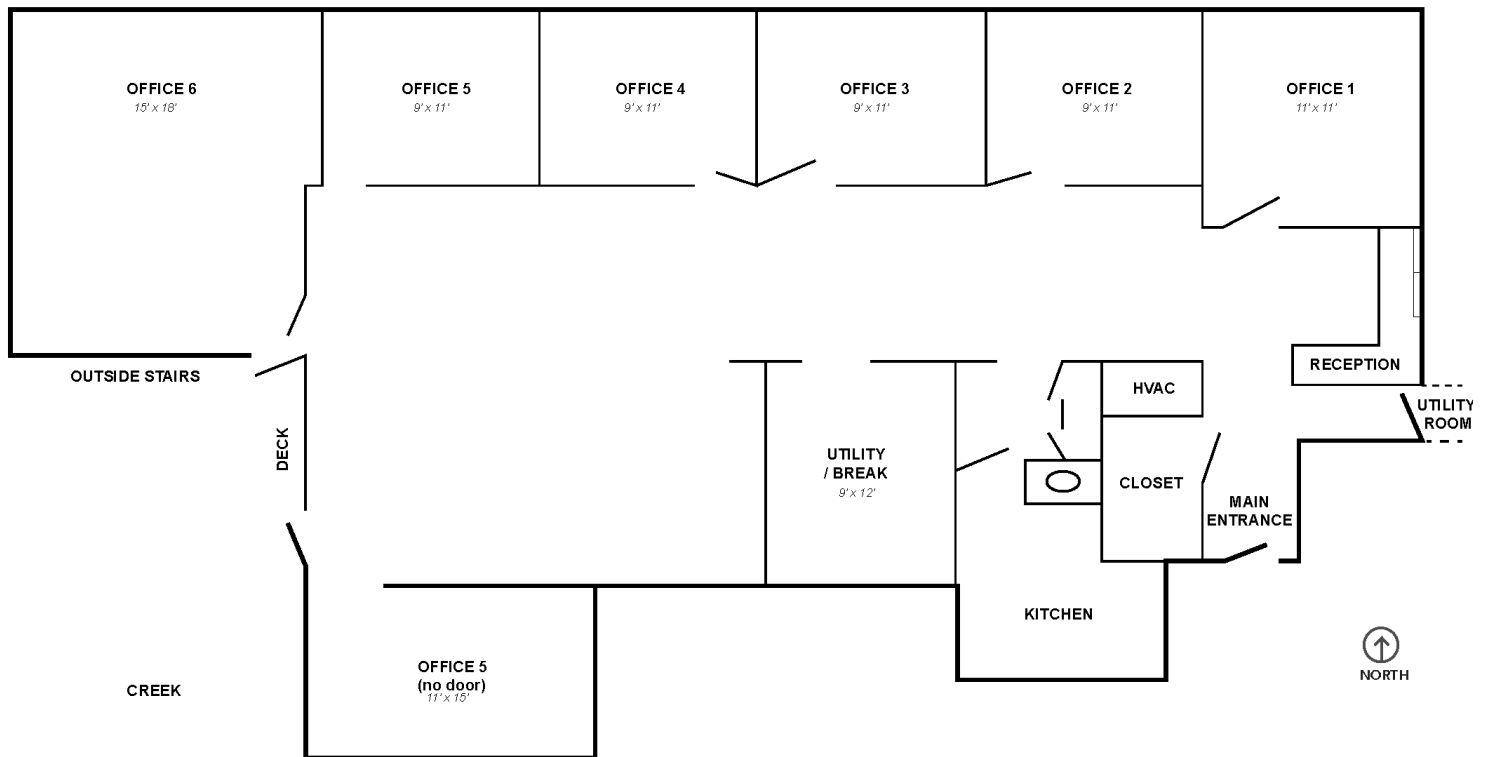
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STREET



UNIT E

UNIT E

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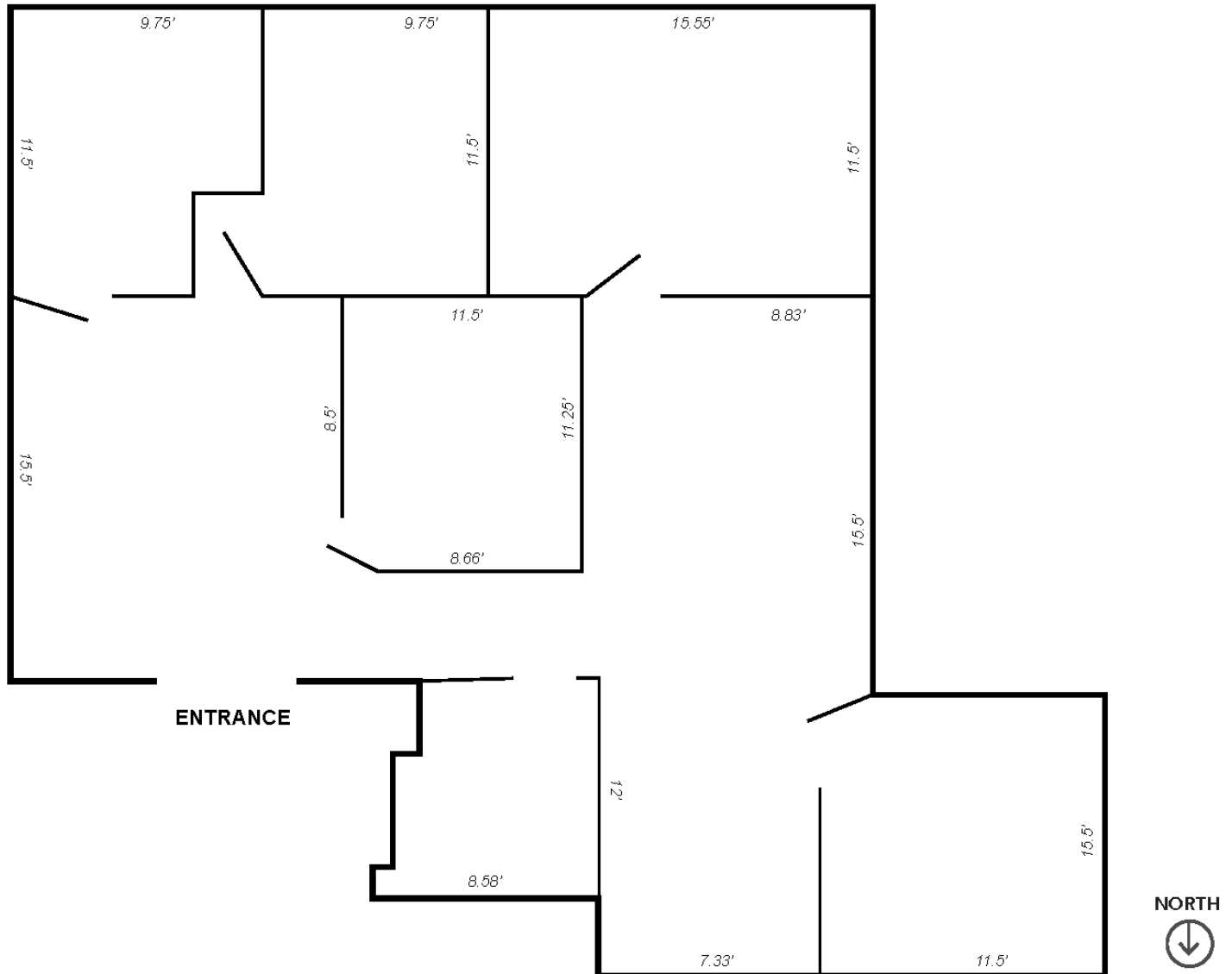
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## UNIT F

### CONTACT

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