

GREAT DEVELOPMENT OPPORTUNITY

PRICED TO SELL
\$850,000



LOCATION AND SITE DETAILS

- *6,070 SF Building per Snohomish County
- *1.44 Acres of Land (62,726 SF) per Snohomish County
- *Excellent Traffic Counts:
 - * Approximately 20,000 Daily (Total of East and Westbound on 196th)
- *West of Aurora near boundary with Edmonds
- *Lynnwood B-3 Neighborhood Commercial

EXCELLENT DEVELOPMENT POTENTIAL

3% Selling Office Commission

EXCELLENT NEIGHBORHOOD

RETAIL, OFFICE OR MIXED USE:

- *Corner Lot
 - * Pole Sign.
 - * 383 Feet of Frontage .
- (Building requires extensive work to be usable— Pricing Assumes Building Removal)
- *Curb cuts at both 196th and Heinz Pl

BALLINGER REALTY INC.

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