



**COLDWELL  
BANKER  
COMMERCIAL**  
DANFORTH

**FOR SALE**

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## **MAIN STREET LAW OFFICE BUILDING**

\$375,000

731 W Main Street  
Auburn, WA 98001

AVAILABLE SPACE  
2,580 SF

AREA  
On Auburn's Main Street near Hwy 18, SR 167 and I-5.



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### **OFFICE**

Brandon Thomas  
206 303 9595  
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33313 1st Way S, Federal Way, WA 98003  
253.874.3200



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731 W Main Street, Auburn, WA 98001



### OFFERING SUMMARY

Sale Price:	\$375,000
Available SF:	2,580 SF
Lot Size:	0.13 Acres
Year Built:	1922
Building Size:	2,580 SF
Renovated:	2010
Price / SF:	\$145.35

### PROPERTY OVERVIEW

Conveniently located walking distance from Sounder Transit Station, I-5, and SR 167. Upstairs recently renovated office space w/ basement storage. Perfect for Owner-User.

### PROPERTY HIGHLIGHTS

- Near I-5, Hwy 18 and SR 167
- Within walking distance to Sounder Transit Station and Downtown Auburn
- Renovated in 2010
- Large exterior deck
- Kitchenette / Break room
- Basement storage
- Off-street parking

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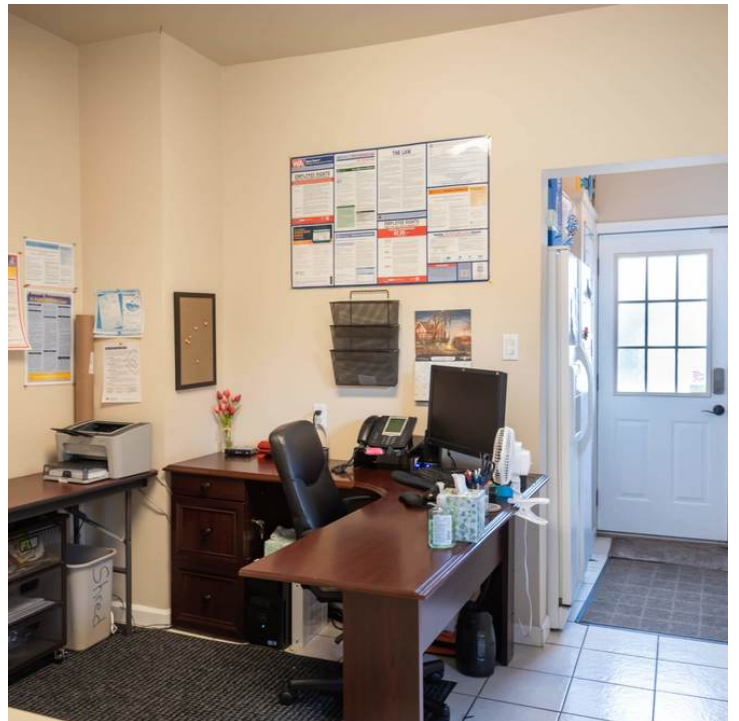
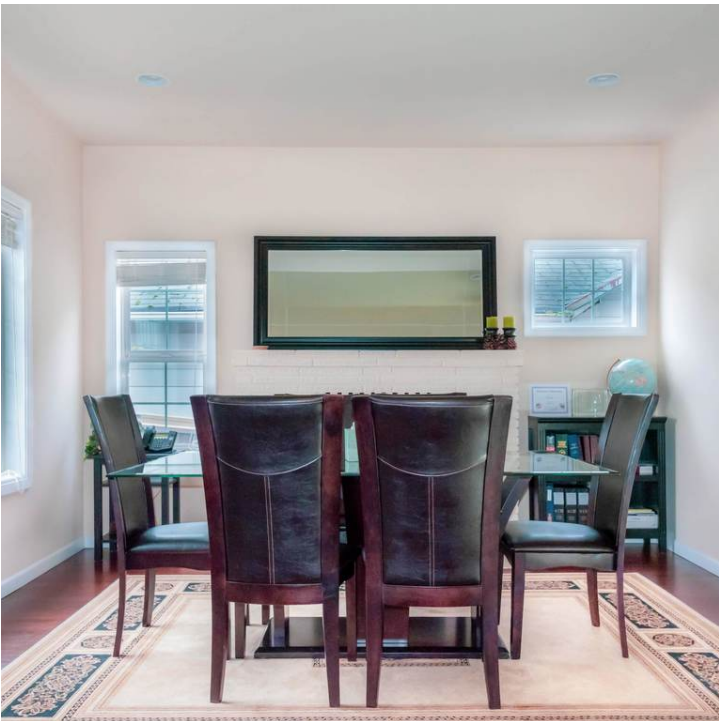
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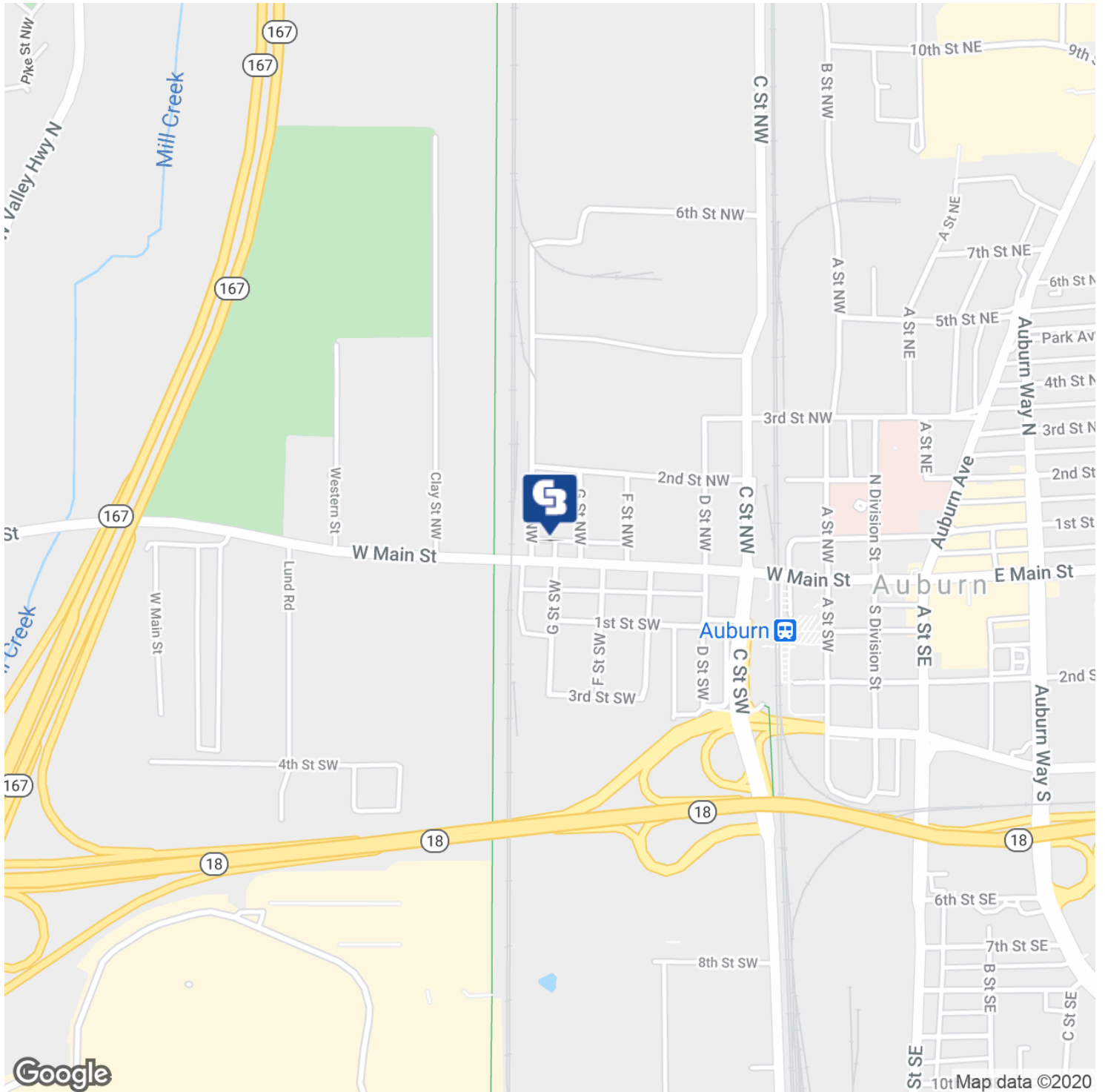
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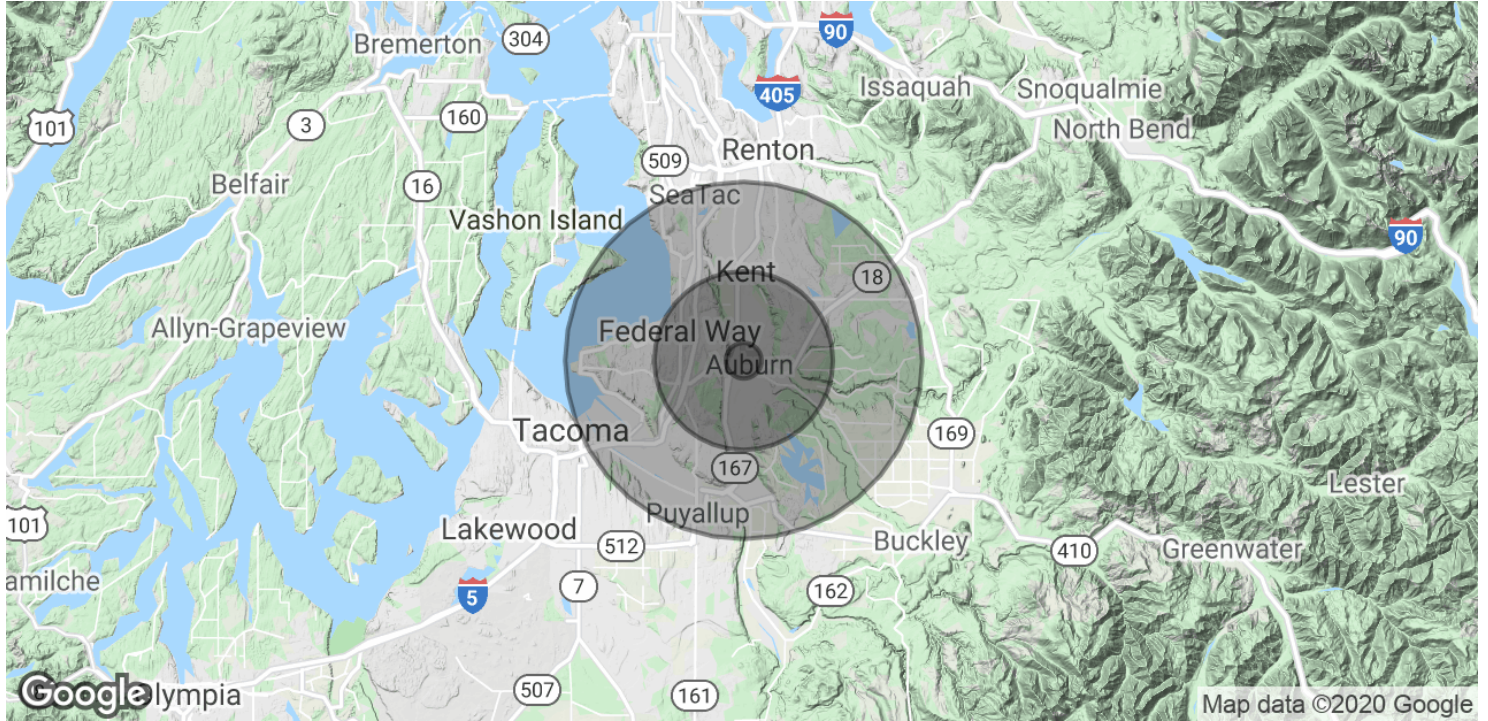
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,976	176,958	661,399
Average age	38.1	35.6	35.6
Average age (Male)	37.7	35.0	34.7
Average age (Female)	38.7	36.4	36.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,732	67,774	252,327
# of persons per HH	2.3	2.6	2.6
Average HH income	\$43,430	\$67,675	\$71,536
Average house value	\$282,790	\$321,318	\$333,500

\* Demographic data derived from 2010 US Census

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