



# FOR SALE

10105 S TACOMA WAY, LAKEWOOD, WA

## INVESTMENT OPPORTUNITY

HIGH EXPOSURE STAND-ALONE WITH DRIVE-THRU



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## PROPERTY HIGHLIGHTS

Price: **\$1,499,999**

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Building SF: **± 2,940 SF**

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Lot Size: **0.75 AC (32,802 SF)**

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Drive by Count: **34,000 Cars Daily**

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Fully operational drive-thru

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Outdoor seating area

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44 parking stalls

## SALE HIGHLIGHTS

Single-Tenant NNN Lease with personal guaranties in place

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Full equipment package included with sale (Tenant does not own)

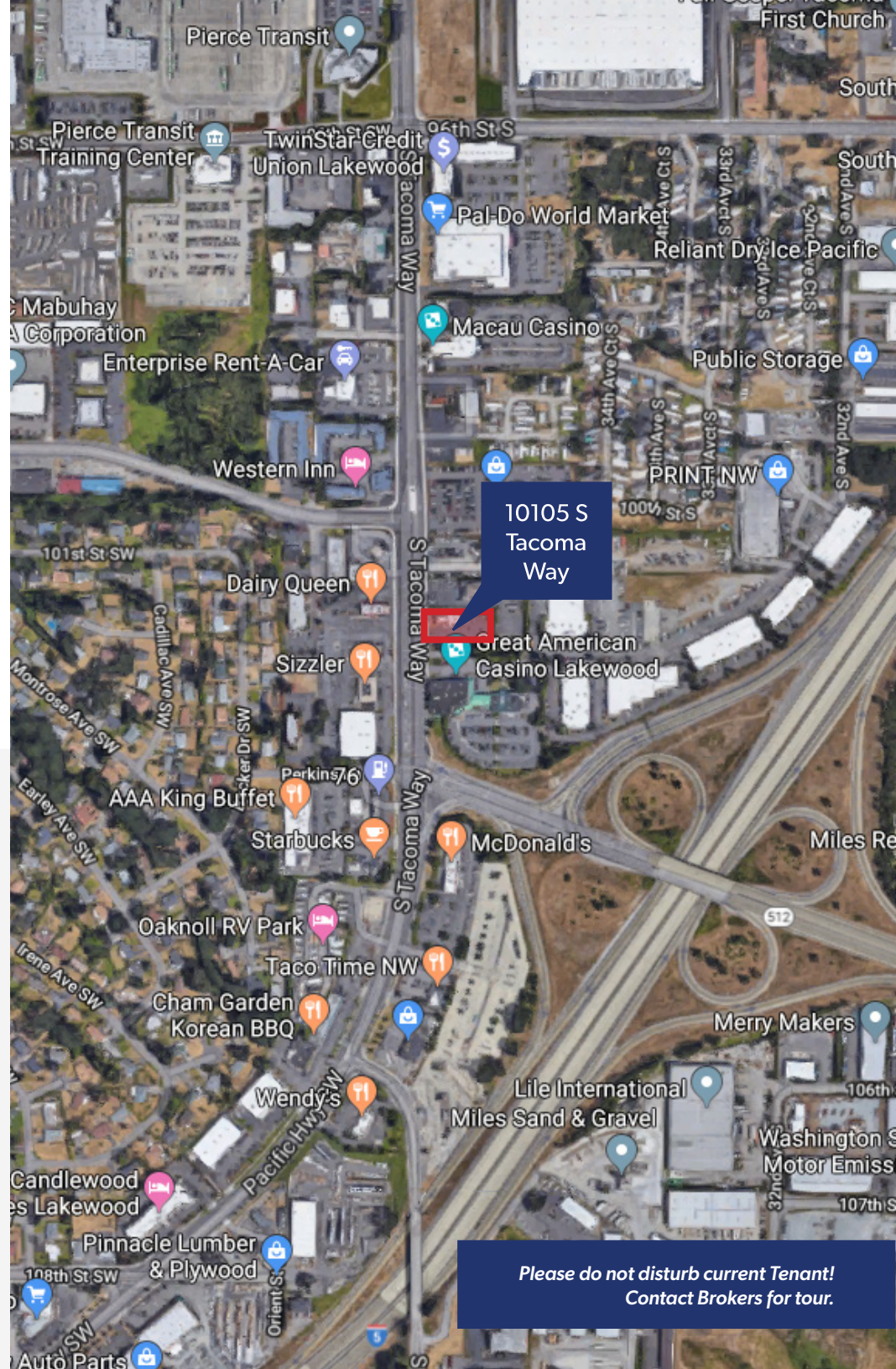
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Four (4) years remaining on Lease with one (1) five (5) year option at fair market rates

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High exposure stand-alone with drive-thru

*The information contained herein has been obtained from reliable sources, but is not guaranteed. A prospective buyer/tenant should verify each item relating to this property and all information contained herein.*



**Please do not disturb current Tenant!  
Contact Brokers for tour.**



# KITCHEN EQUIPMENT INCLUDES

Large flat grill

Hot steam table

Heavy duty glass burner

7-gallon deep fryer

Walk-in freezer

Walk-in cooler

Commercial dish washing sink

Commercial coffee maker

Large Kenmore refrigerator

Commercial ice-maker

Large dishwasher

**And much more!**