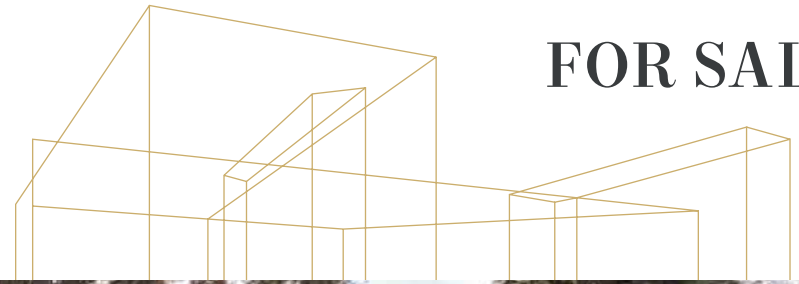




Burien Accounting Office Investment

15511 3RD AVENUE SW, BURIEN, WA

FOR SALE



Kidder Mathews

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OFFICE INVESTMENT OPPORTUNITY

The building is located in the heart of Burien at the corner of SW 156th Street and 3rd Ave SW and minutes from Burien Town Square. Easy walking distance to transportation, amenities and numerous residential communities nearby. The property is 100% leased to one tenant. This property is perfect for that 1031 Exchange Buyer or local private equity investor, looking for a small property ideally situated in one of the busiest areas of Burien.



INVESTMENT OVERVIEW

Price	\$925,000
NOI	Approximately \$56,000
Parcel #	122200-0020
Building Area	4,592 SF total
Land Area	15,600 SF
Acres	0.36 AC
Year Built	1981 / 1990 (upgrades)
Zoning	RM-24 (City of Burien)
Construction	Wood frame
Parking	19 stalls

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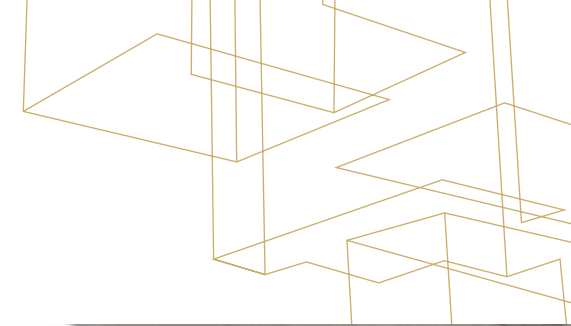
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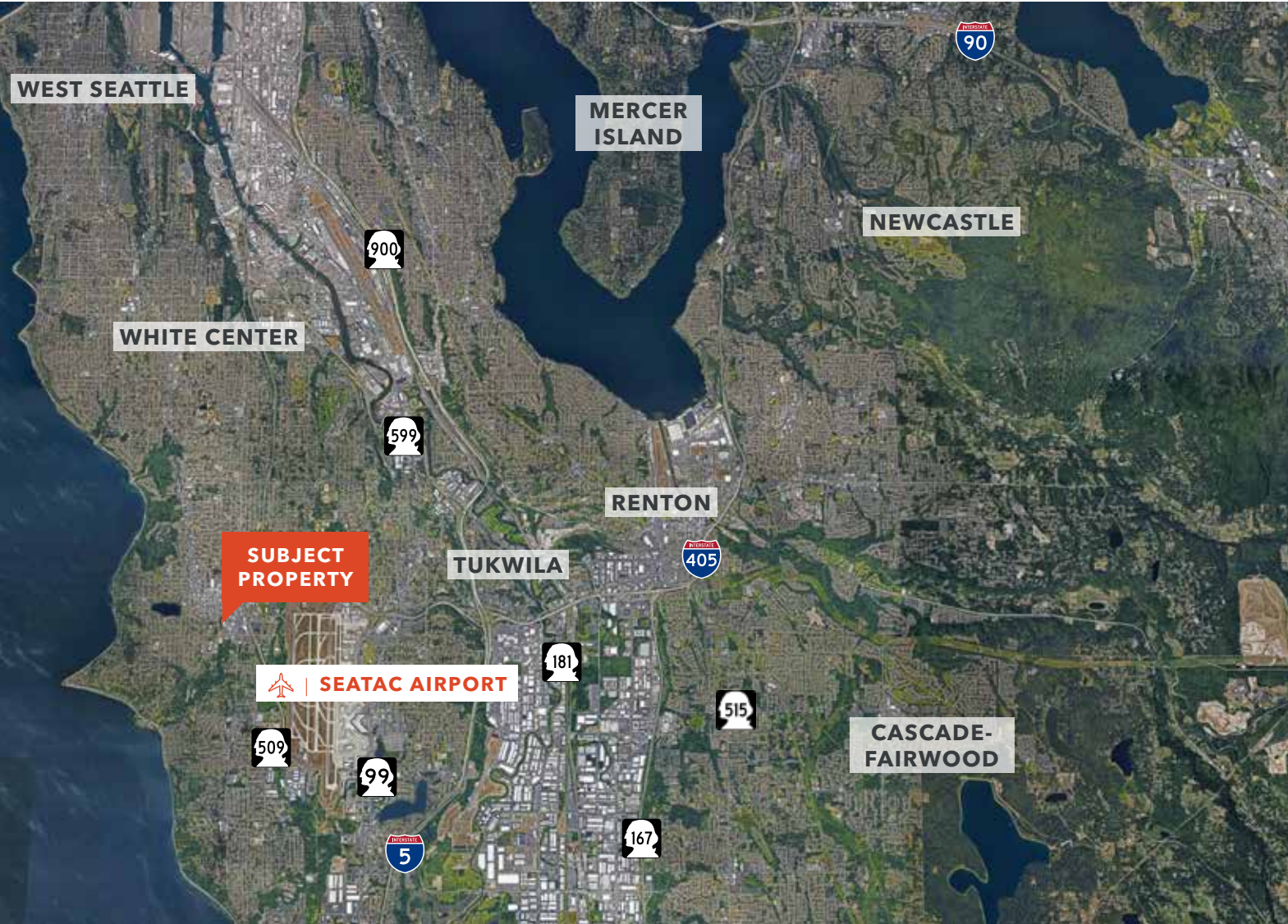
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4,592

BUILDING SF

15,600

LAND AREA SF

RM-24

ZONING

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Floor Plan



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