

FOR SALE

626 Main Street

Sumner, WA



**SALE PRICE: \$525,000**

Warehouse and yard space, with quality office

Perfect for contractor type users and auto repair or sales

Long term development opportunity, site and neighboring parcels anticipated to be up-zoned to midrise multi-family

Excellent Access to SR-167, SR-410, and SR-512

**CONTACT**

**Travis Stanaway**

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## PROPERTY OVERVIEW

<b>LOCATION</b>	626 Main Street Sumner, WA
<b>TOTAL AREA</b>	±2,555 SF footprint, plus bonus mezzanine storage area and quality office
<b>LAND AREA</b>	±4,500 SF (0.27 AC) fenced and secured yard area, gravelled / partially paved
<b>CLEAR HEIGHT</b>	10' - 16'
<b>OFFICE LAYOUT</b>	2 restrooms, kitchenette, 2 privates, drafting and reception area
<b>LOADING</b>	3 grade-level doors
<b>POWER</b>	208v 3-phase power
<b>UPDATES</b>	<ul style="list-style-type: none"><li>• New roof completed 10/1/2018</li><li>• New exterior &amp; interior office / warehouse paint</li><li>• High efficiency warehouse lighting</li></ul>
<b>PHOTOS</b>	Please view link below: <a href="#">626 Main Street Photos</a>



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## PROPERTY AERIAL



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