

# FOR SALE

4537 South Yakima Avenue  
Tacoma, WA 98418



## MAJOR PRICE REDUCTION!



### 4537 S YAKIMA AVE

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

# 4537 S YAKIMA AVE

## 6,838 SF \$999,950.00 SALE PRICE (PRICE REDUCED!)

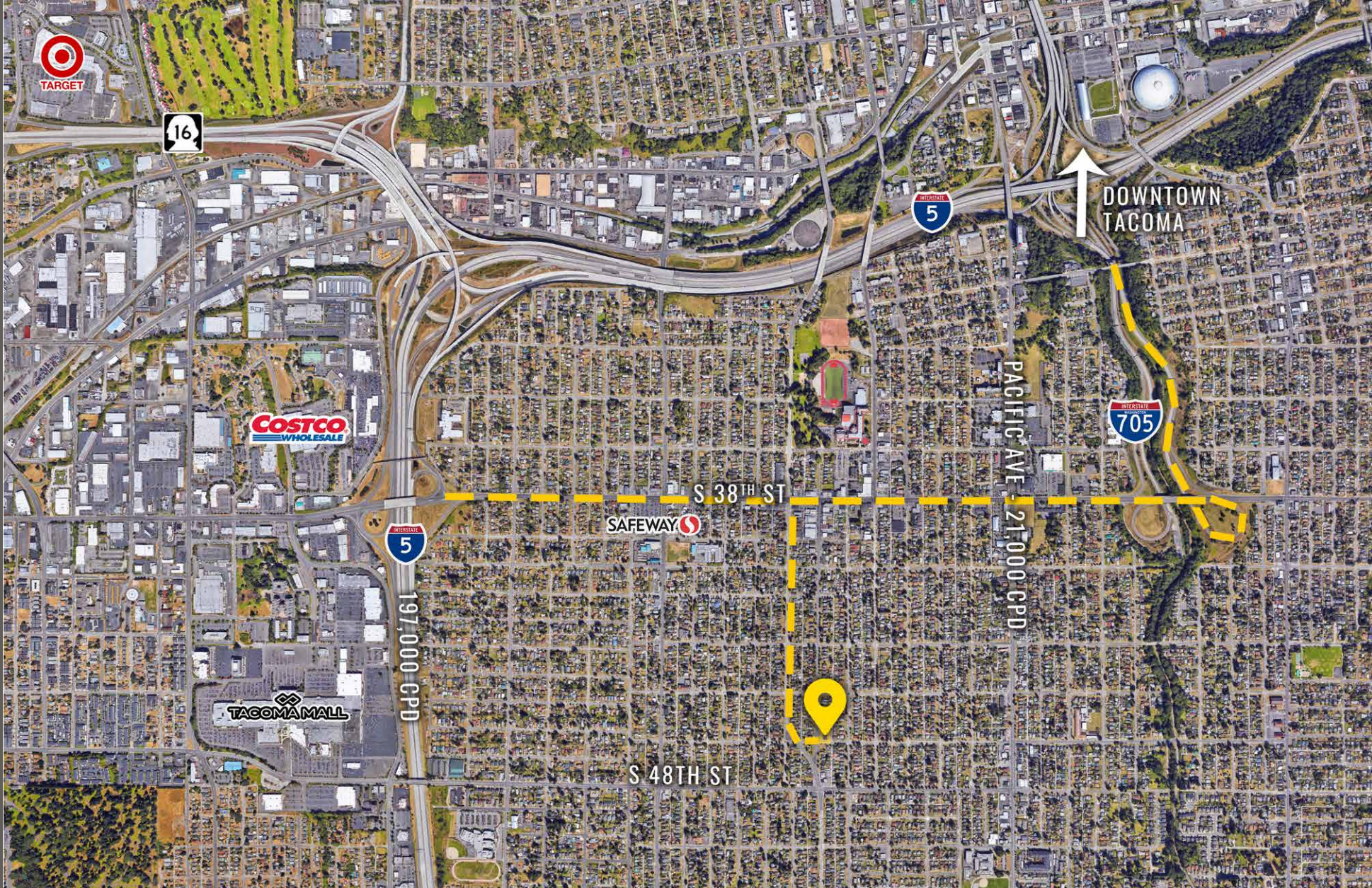
- Turnkey medical or office building with extensive storage
- Easily accessible from I-5 or 705 and near bus line
- Lighted signage available
- Multiple exterior entrances allows for the option to have several tenants
- Beautifully remodeled second floor
- Roll up door provides access to an insulated garage



SUMMARY



LOCATION DETAILS



Easily accessible from I-5 and I-705



Located centrally in Tacoma



197K CPD on I-5



21,000 CPD on HWY 7

DOWNTOWN TACOMA

LOCATION AERIAL

S YAKIMA AVENUE

THOMPSON AVENUE - 10,000 CPD



CITY SUMMARY



**TACOMA, WA** is rooted in the arts and has a vibrant urban core that is alive with culture. Situated along the Puget Sound, Tacoma is a mid-sized urban port city of Pierce County just over 30 miles south of Seattle. The museum district is home for its world-renowned Museum of Glass, while the waterfront, parks, gardens and wildlife make Tacoma a nature wonderland ready for all to explore.

TACOMA | KIRKLAND | SEATTLE | PORTLAND

RETAIL FOCUSED. RESULTS DRIVEN.

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