



Parcel #1 (092304 9102)

- 80,866 SF (1.85 acres) of land
- 960 SF service building

Parcel #2 (092304 9117)

- 89,289 SF (2.05 acres) of land
- 2,160 SF service building

Parcel #3 (092304 9438)

- 100,218 SF (2.30 acres) of land
- Undeveloped

12455 Tukwila International Blvd. Tukwila, WA

- 270,373 SF (6.21 acres) of total developable land
- Zoning: C/Ll
- Existing income in place
- Curb cuts from Tukwila International Blvd in place at Parcel #3 for future development
- Center turn lane for easy access
- Minutes from I-5, Port of Seattle, and Sea-tac International Airport
- Current in-place income:
 - Royal Auto Repair: \$1,977/month, gross (expiring 10/1/2015)
 - Jonny's Auto Body: \$3,250/month, gross (expiring 5/31/2017)
 - Total annual gross: \$62,724/year
- For sale: \$1,695,000 (\$6.27 PSF)
- Owner will consider selling the parcels separately

For more information, contact:

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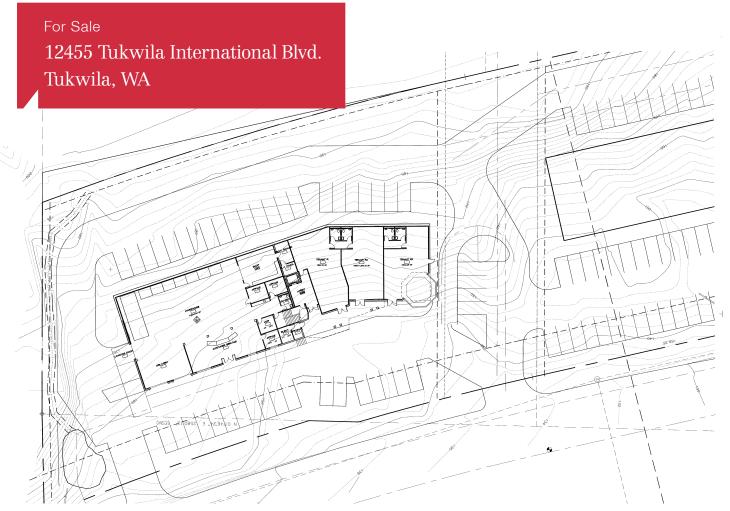
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Conceptual Plan For Parcel #3





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