

±1.76 ACRE LAND PARCEL FOR SALE

BUILD-TO-SUIT LAND PARCEL

20322
52ND AVENUE WEST
Lynnwood, Washington

SALE PRICE: \$995,000



PROPERTY FEATURES

- + ±1.76 total acres available
- + Purchase site or existing owner will build-to-suit For Sale or Lease
- + Previously permitted for a 13,200 SF, two-story office/flex building
- + Ideal for medical, dental, flex, educational or general office users
- + Zoning: Business Technical Park (BTP), City of Lynnwood
- + Excellent visibility to 52nd Avenue/Cedar Valley Road
- + Proximity to retail amenities including Alderwood Mall
- + Quiet suburban setting bordering Scriber Creek and the Interurban Trail
- + Convenient access to freeway and regional Park & Ride



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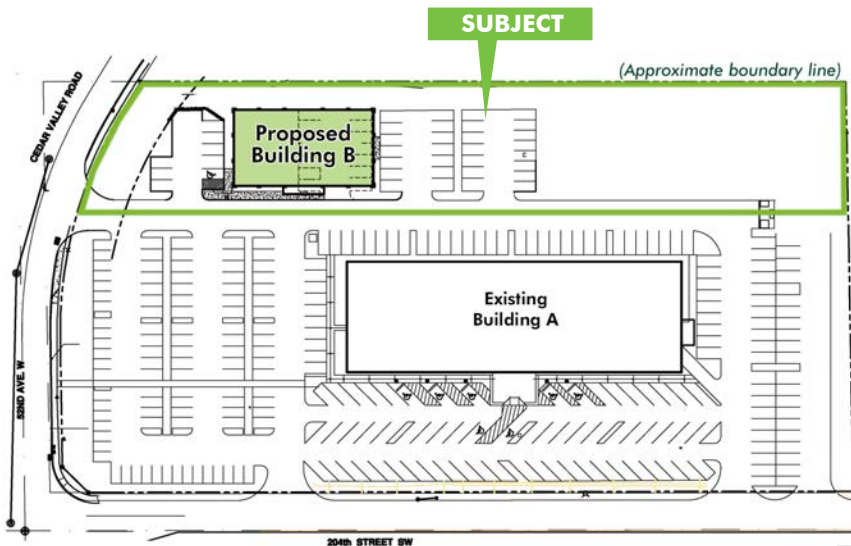
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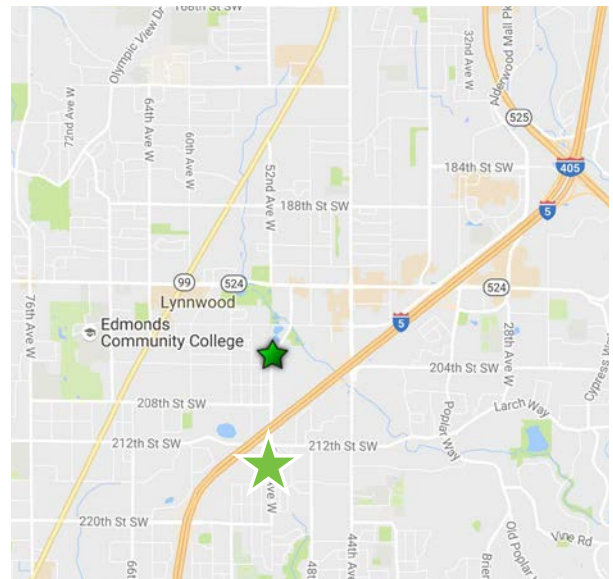
SITE PLAN | ±1.76 ACRES

- + Proposed Building B
- + Up to ±13,200 RSF



EXISTING IMPROVEMENTS INCLUDE:

- + Completed parking lot, utilities to site
- + Storm lines, biofiltration system and storm drain detention pond complete
- + Site has been pre-loaded
- + SEPA items are complete and approved by the City of Lynnwood



CONTACT US

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