

AVAILABLE

3026 & 3028 14th Ave NW
Gig Harbor, WA 98335

THE NARROWS

PROPOSED PENMET
DEVELOPMENT

14TH AVE NW - 4,173 CPD

65,551 CPD



JIM'S CLASSIC CAR MUSEUM

Jameson Sullivan | Lisa Tallman

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TWO STRUCTURES

on over an acre just outside the city limits in Gig Harbor, WA. The site consists of two buildings, one warehouse and one 2-story home formally utilized as an office. Ideal uses include contractor yard or redevelopment.

3026 & 3028 14TH AVE NW:

FOR SALE:

A. LAND & BUILDINGS: \$1,250,000

B. LAND, BUILDINGS W/ TOOLS & EQUIPMENT: \$1,400,000

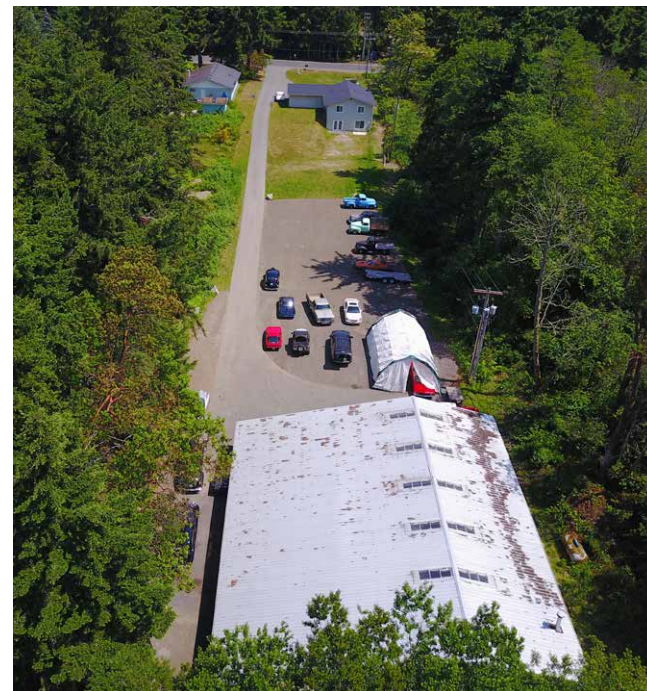
C. LAND, BUILDINGS, AUTO MEMORABILIA & BUSINESS: \$1,500,000

OR

FOR LEASE:

A. 6,500 SF WAREHOUSE & YARD: \$10,000 PLUS NNN

B. WAREHOUSE W/OFFICE: \$12,500 PLUS NNN



3026 & 3028 14TH AVE NW:

- New roof on both house and Warehouse 2016
- (3) phase power at warehouse
- New underground conduit for Xfinity installed 2019
- New Garage Door rollers and smart openers (wi-fi) at both doors 2019
- New 14' x 12' insulated garage door 2019
- New wiring & conduit ran thru-out warehouse 2018
- Security Gate between house and warehouse (should be changed out and electrified).
The ADT motion sensor captures cars as they enter at the gate
- Polished warehouse floors 2018
- New office in warehouse 2018
- New kitchen 2018 (refrigerator stays)
- New Bathroom & Laundry room 2018 (washer dryer stay)
- New Security system installed 2019 at both house and warehouse with cameras and outside motion sensors all wi-fi
- New drainage between house and warehouse with crushed gravel 2019
- New driveway lighting between house and warehouse 2019
- New hanging LED lights replacements in small 2,500 sf part of warehouse
- Framing above office constructed to support another level, or heavy loads
- (7) very large ceramic pots with 1 fountain at warehouse and house to stay
- Xfinity wi-fi system installed at both house and warehouse 2018
- (2) large Commercial grade A/C units installed at warehouse installed 2016 never used stay (value \$20k)
- (2) 9,000lb 4 post lifts are available if tenant wants to buy them
- (3) wall mount commercial vacuum systems negotiable
- There are several heavy-duty metal racks available to negotiate
- Several large work benches that are lighted and power-stripped that are negotiable
- Several metal cabinets and hazardous materials cabinet negotiable
- Commercial grade wall mounted vac system for wood planning stays
- (2) wall mounted exhaust systems stay

3026 & 3028 14TH AVE NW:

The owner has spent considerable time and money to ensure that the warehouse is airtight and waterproof. \$22,000 in tree and brush removal was performed in 2018 to clean up property. They've just touched the surface on the warehouse due to years of neglect.

The owner has talked with the County and determined that an 8,000-sf building can be permitted for use as a Museum (cars) For maximizing the properties economic outlook, developing it as multi-family, or senior center housing is the highest and best use of this property.

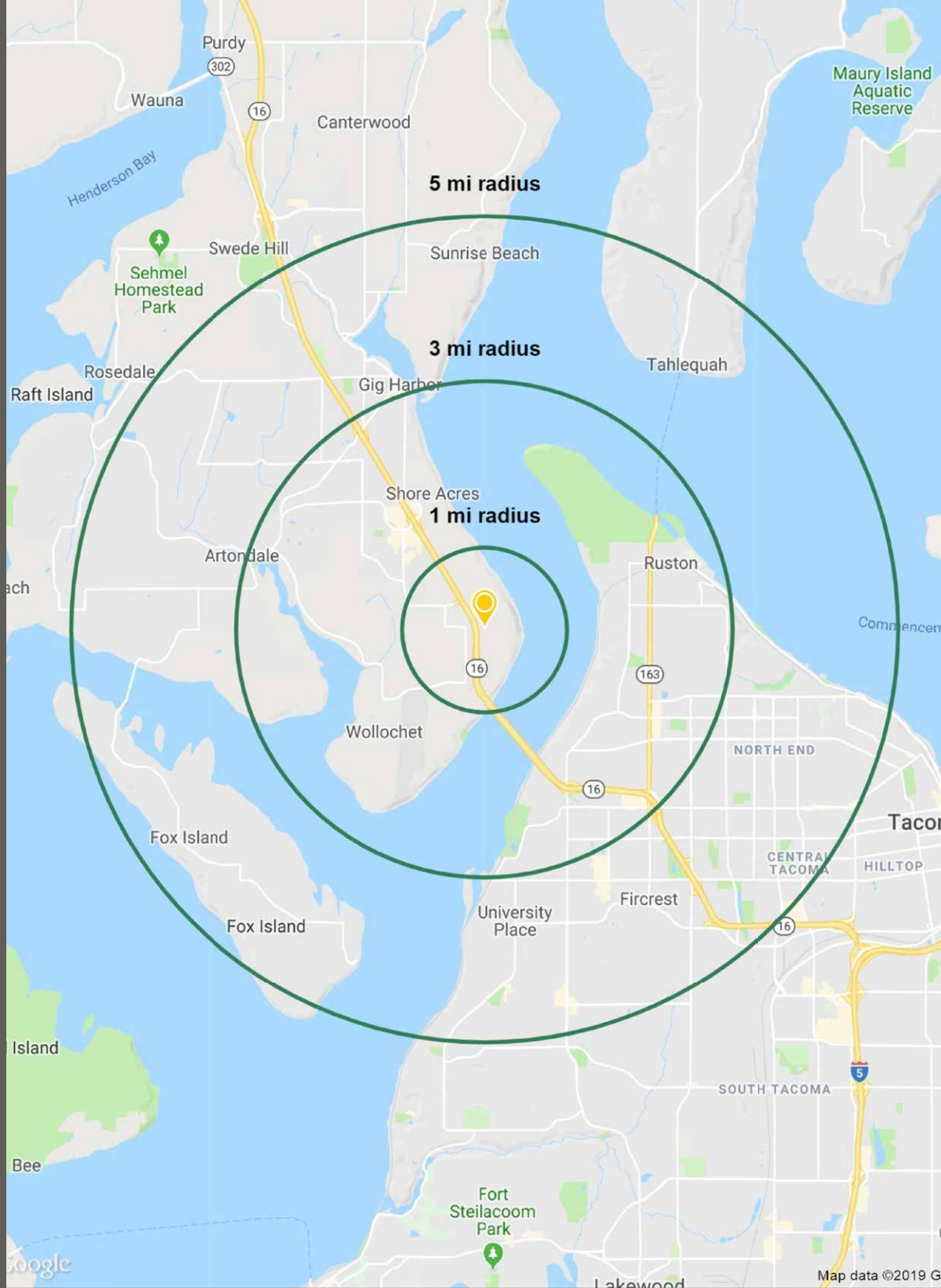
In researching the property's past use, the house has "Always" been used as an office and is set up with CAT5 wiring in the basement that runs throughout the house.

Negotiable items are all of the Automobilia as well as signs, gas pumps, old coke machine, tools, machinery, drill presses, etc. (value \$136k)

A design for the house's exterior has already been picked out. The basement converted to separate living quarters maximizes the overall income, if income is what you're looking for. The house, as is, rents for \$2,500 per month. The pro-forma numbers as a duplex are between \$3,000 to \$3,600 per month depending on how nice the basement remodel is.

SUMMARY





DEMOGRAPHICS

POPULATION

Mile 1	Mile 3	Mile 5
3,059	45,517	127,951

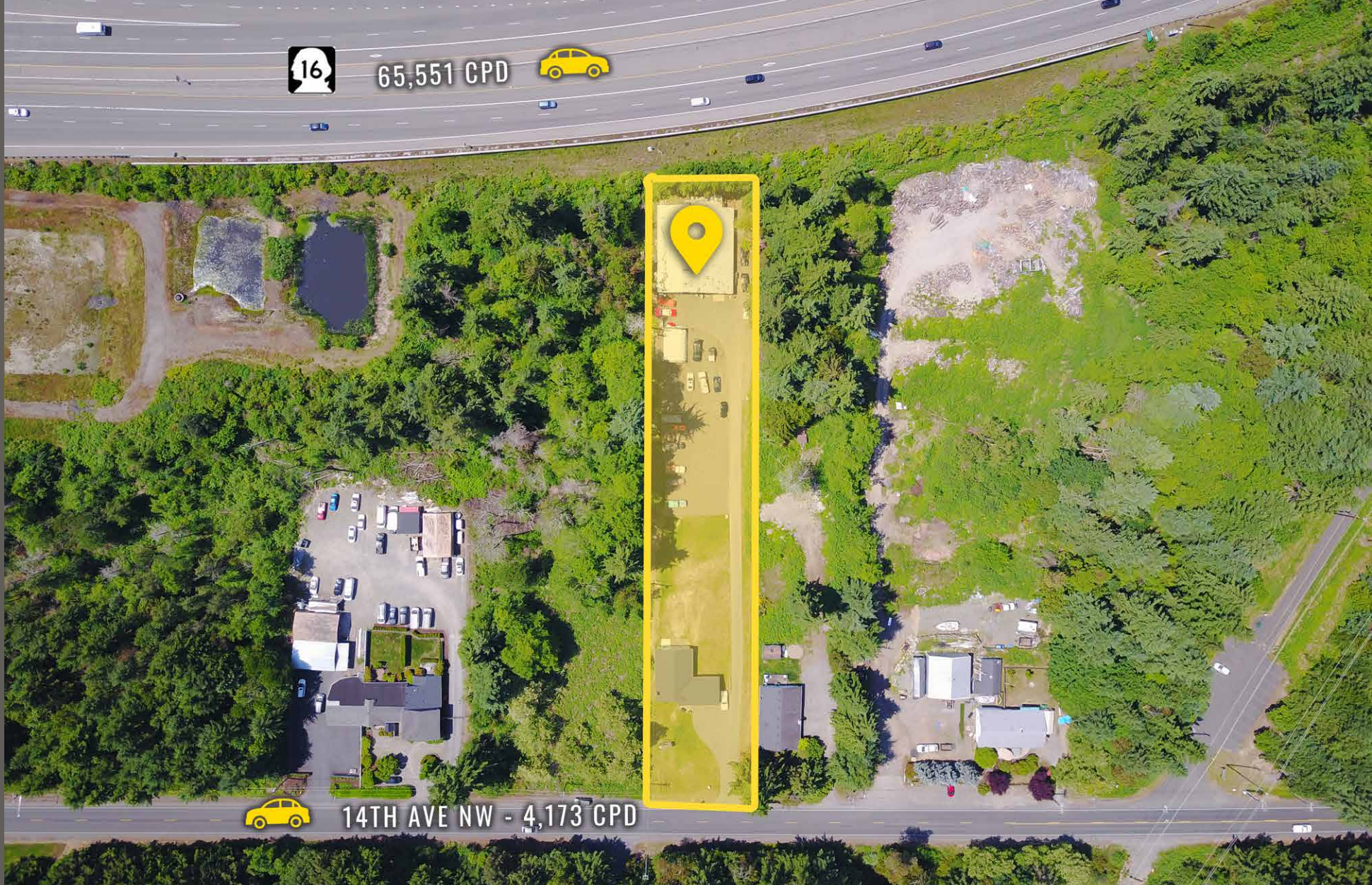
AVERAGE HH INCOME

Mile 1	Mile 3	Mile 5
\$109,517	\$100,358	\$103,331

DAYTIME POPULATION

Mile 1	Mile 3	Mile 5
1,861	32,015	86,042

LOCATION DETAILS



65,551 CPD



14TH AVE NW - 4,173 CPD



Visibility from
HWY 16



4,173 CPD
14th Ave NW



65,551 CPD
HWY 16

LOCATION AERIAL



NARROWS
BRIDGE



GIG HARBOR, WA is both a bay on the Puget Sound and a harbor town that has been named one of the Smithsonian Magazines Top Five Small Towns for culture, heritage and charm. Its unique location, close to metropolitan centers, yet positioned on a quiet, beautiful and historic peninsula - provides visitors and residents with excellent site-seeing, history, culture, dining, shopping and more.

TACOMA | KIRKLAND | PORTLAND | SEATTLE

RETAIL FOCUSED. RESULTS DRIVEN.

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