

FOR SALE/LEASE



WESTLAKE
ASSOCIATES, INC.



4749 West Marginal Way SW | Seattle, WA 98106

Features

- + SALE PRICE: \$649,000
- + LEASE RATE: \$3,500 PER MONTH NNN
- + BUILDING AREA: 4,032 SF
- + LAND AREA: 17,318 SF
- + ZONING: GENERAL INDUSTRIAL CITY OF SEATTLE

**FOR MORE
INFORMATION
PLEASE CONTACT:**

Matthew R. Little

PRINCIPAL | BROKER

206.505.9422

[little@
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FOR SALE/LEASE



Expert Granite & Marble

Expert's Granite and Marble equipment with water filtration system is available for sale.

The three phase power, two (2) 9 foot x 10 foot grade level doors, six (6) person with two restrooms provides an excellent business environment. The demised warehouse wall allows for company to separate operations. The paved fenced yard allows for outside storage and provides for additional property security.

Sound Edmonds street end allows for additional vehicle maneuvering, parking and outside storage at the property.



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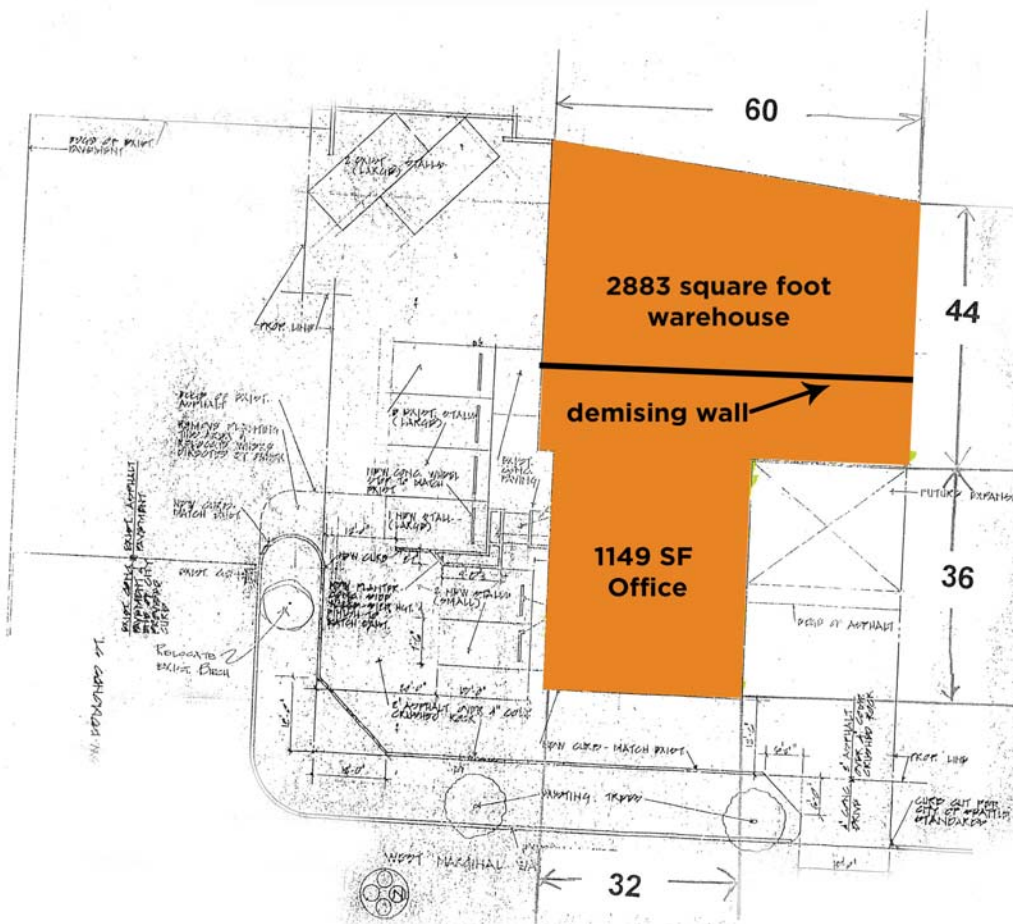
little@westlakeassociates.com



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Expert Granite & Marble Building layout



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**4749 W Marginal
Way SW**

General Industrial Zoning-
City of Seattle

FLOOR/AREA

Warehouse: 2885 SF
Office: 1149 SF

RENTAL RATE

\$0.87 Per SF
\$3,500 Per Month NNN