



SHELLY RETAIL CENTER

PROPERTY FOR SALE

22908 HIGHWAY 99, EDMONDS, WA 98026



Priced at

3,955,000.00



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License Number 26699



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Property Highlights

DO NOT CONTACT TENANTS

- 9,978 SF
- Retail Center with Car Lot and Billboard, on 60,984 SF corner lot.
- Asking \$62.85/SF
- Approx. 370' of frontage on Hwy 99 in Edmonds (230th & Hwy. 99), is 1.4 acres.
- Zoned. General Commercial.
- Zero vacancy and all retail leases are well below market-rate, and one billboard.
- Three pylon signs.

This is an excellent opportunity for an investor who has a long-term redevelopment goal; and in the short-term, wants to bring the building to market-rate rents.



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- Gross Income: \$148,200
- Approx. Annual Expenses: \$10,000
- NOI: \$138,200
- CAP Rate: 3.49%
- Parcel Number: 00576700000308
- 2020 Property Taxes: \$24,038.93





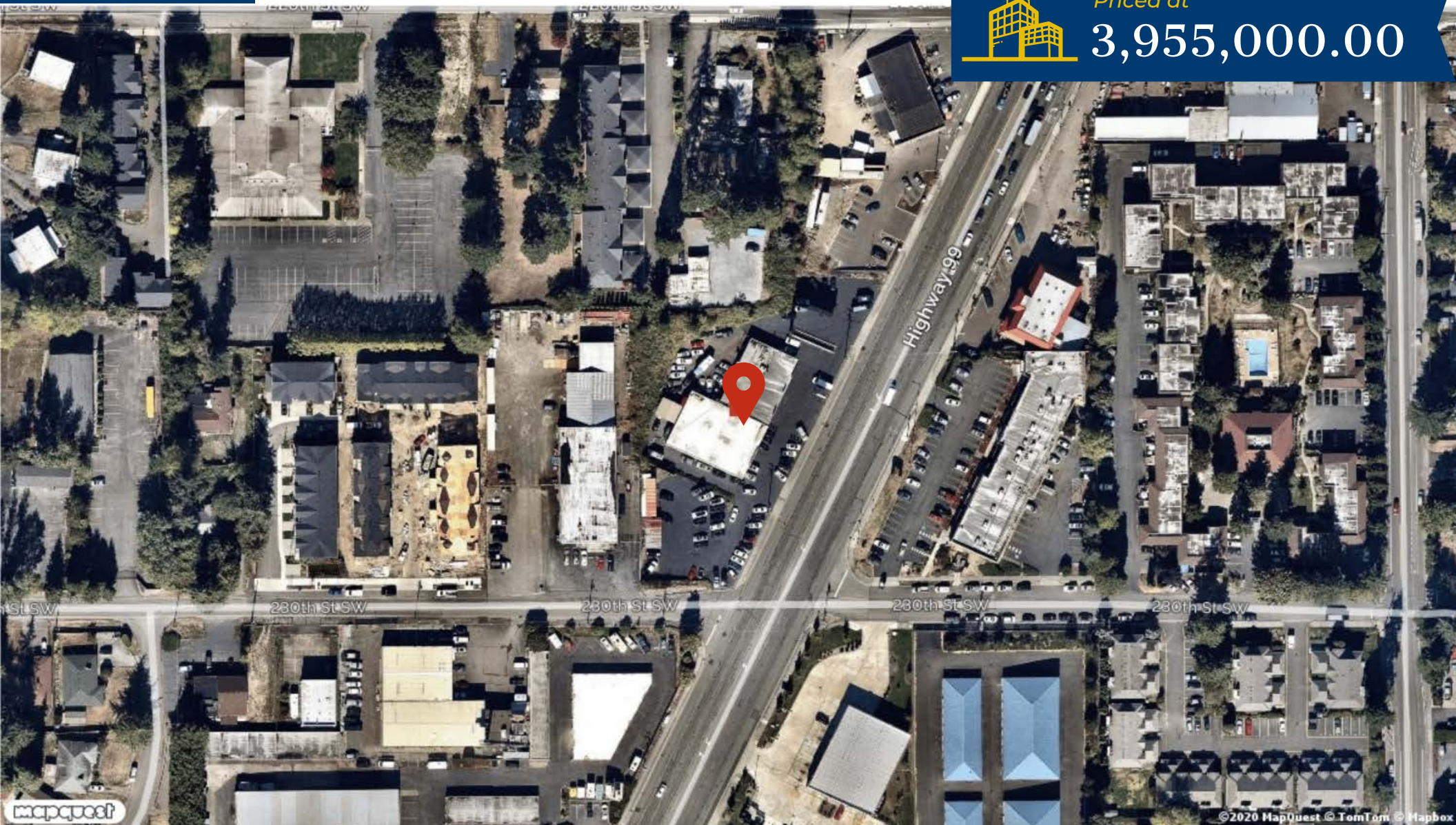
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