

HWY 99
WHSE/RETAIL
SALE



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SALE PRICE: \$3,300,000

PRICE/SF: \$139/SF 23,743 SF Total

PROPERTY FEATURES:

- Up To 12,056 SF Available for Immediate Occupancy
 - Full Building Available 11/1/2027
- Quick Access to Hwy 99, SR 525, I-405 & I-5
- Traffic Count: 29,064 Cars per Day
- Fully Sprinkled Building
- Secured Parking on Additional Parcel Behind Building
- Two Tax Parcels Totaling 32,669 SF / 0.44 Acres
- Zoning: UC (Urban Commercial)
 - Denze Zoning that Allows for Mixed Use and Multi-Family Redevelopment
- Allowed Uses Include but Not Limited To: Office, General Business, Restaurant, Retail, Warehouse, Wholesale, Church, School, Community Center, Day Care, Fitness & Entertainment



Retail Frontage



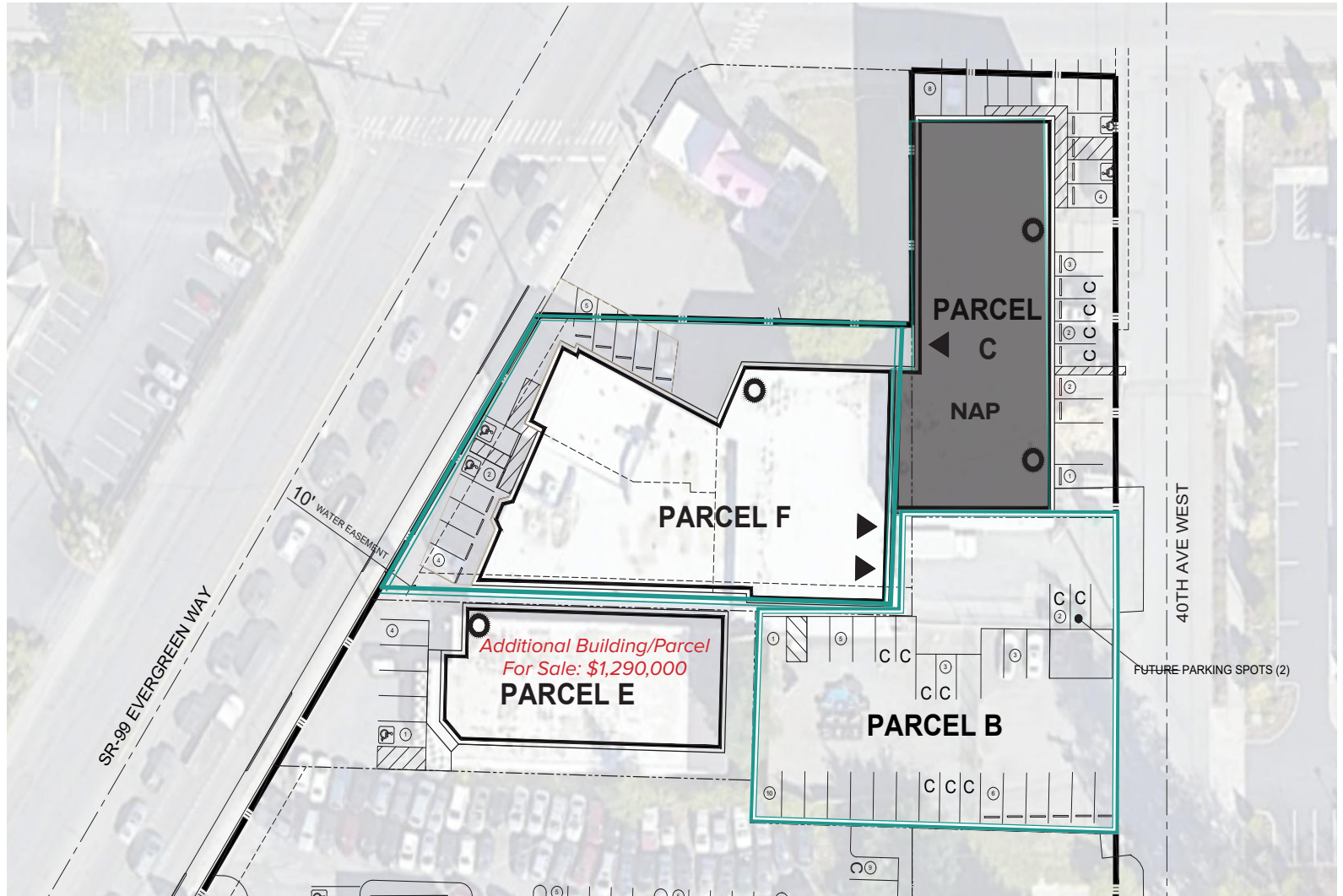
Pylon Signage Available



Grade Level Loading Door

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BUILDING PLAN



Note: Parking Easement - 6 parking stalls on Parcel B assigned to Parcel E

AS IS - FIRST FLOOR PLAN

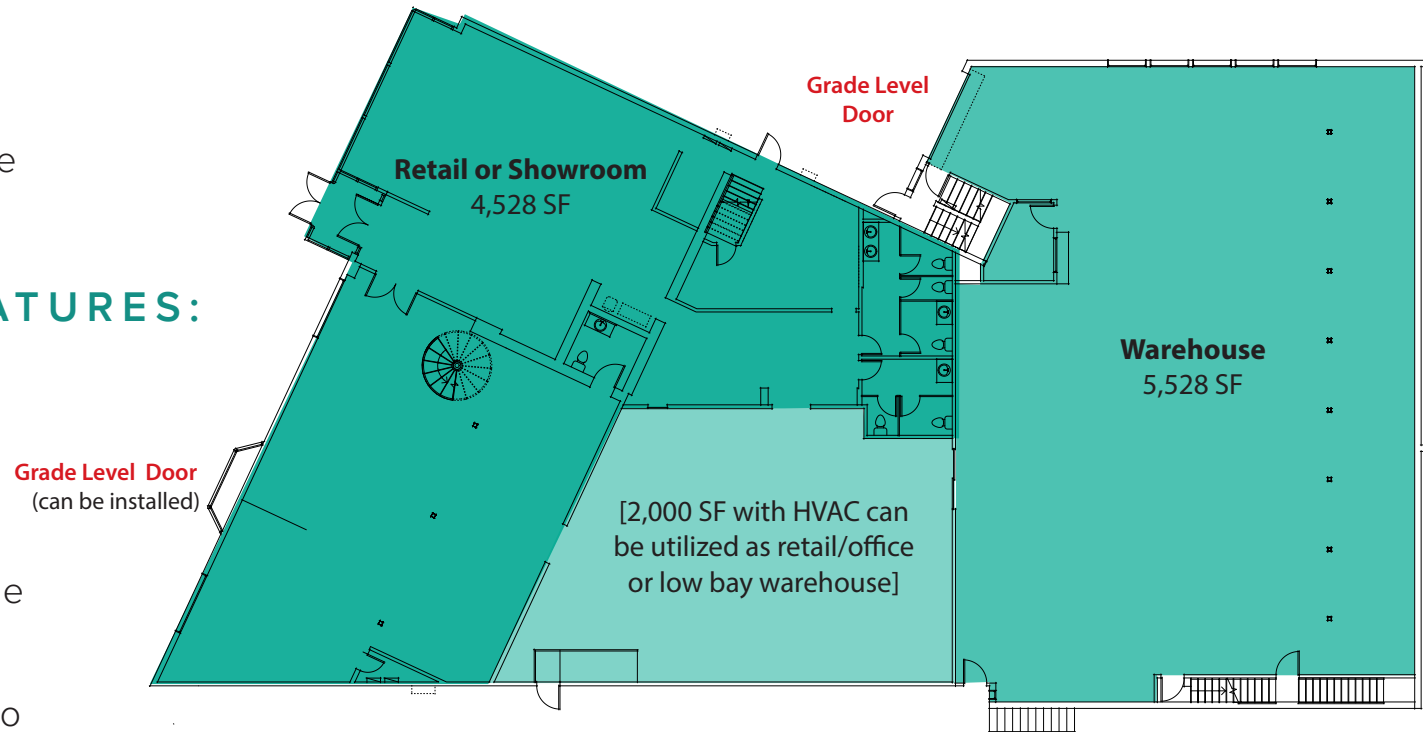
12,056 SF Available - Suite A/B

WAREHOUSE FEATURES:

- Grade Level Loading Door: 12' x 12'
- Adjacent Fenced Yard Area
- 12'7" - 13'9" Clear Height
- Electrical: 400amp 120/240v 3Phase

RETAIL/SHOWROOM FEATURES:

- Glass Storefronts with Excellent Visibility
- Secured Parking on Back Lot
- Building and Pylon Signage Available
- 2nd Floor Mezzanine Can Be Removed to Increase Clear Height to Approximately 20'

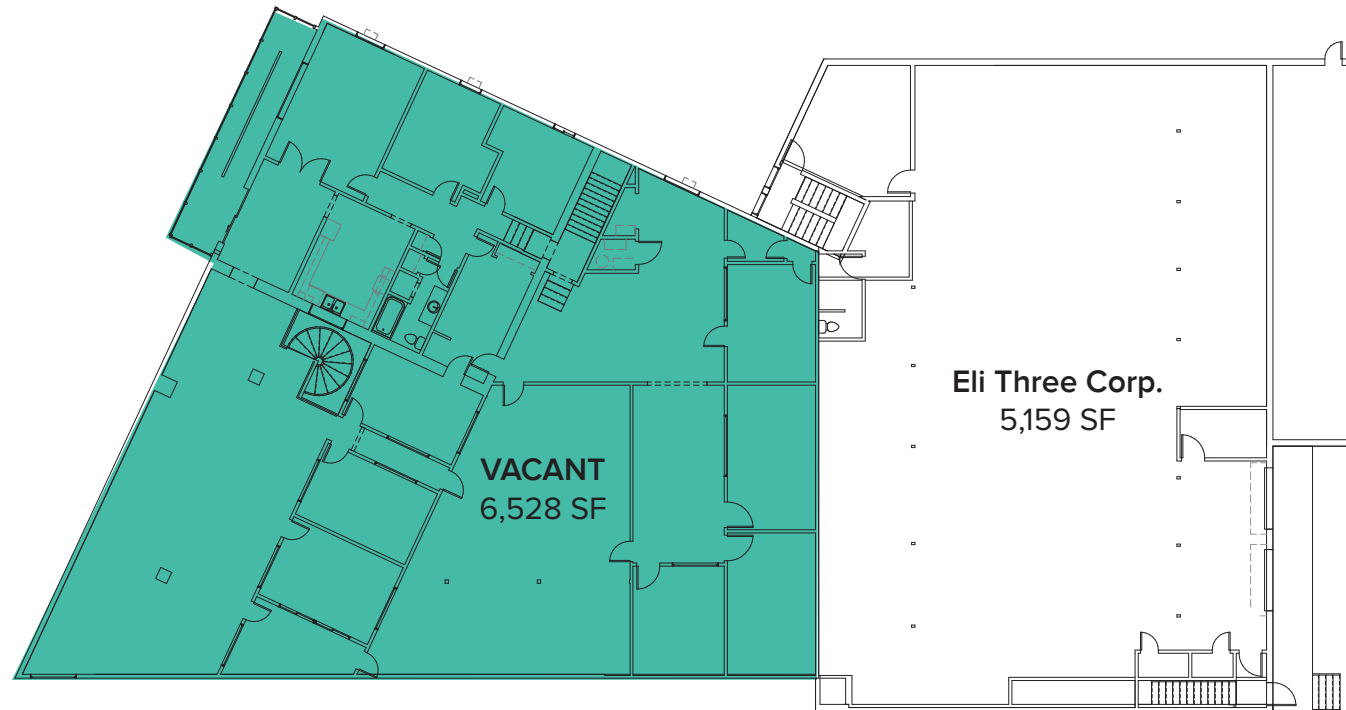


SECOND FLOOR PLAN

6,528 SF Available

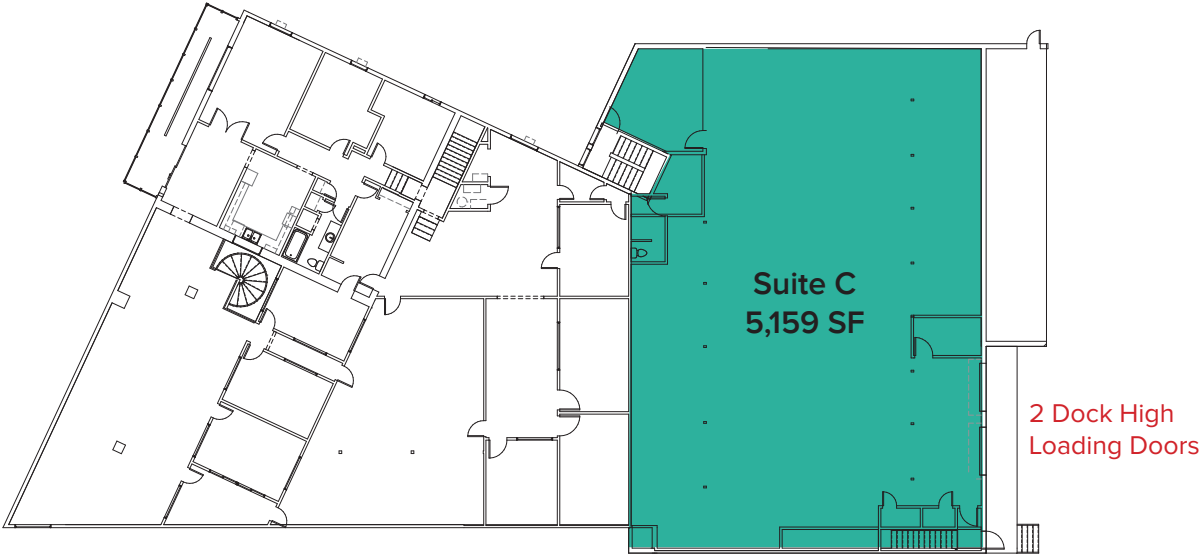
FEATURES:

- Bonus 6,528 SF of 2nd Floor Space Not Factored into Sale Price
- Current Improvements are for Office and Residential Apartment
- Not all of the 2nd Floor Space Meets Current Code for Exiting
 - 2nd Floor Space Can be Utilized if Exiting Upgrades are Performed

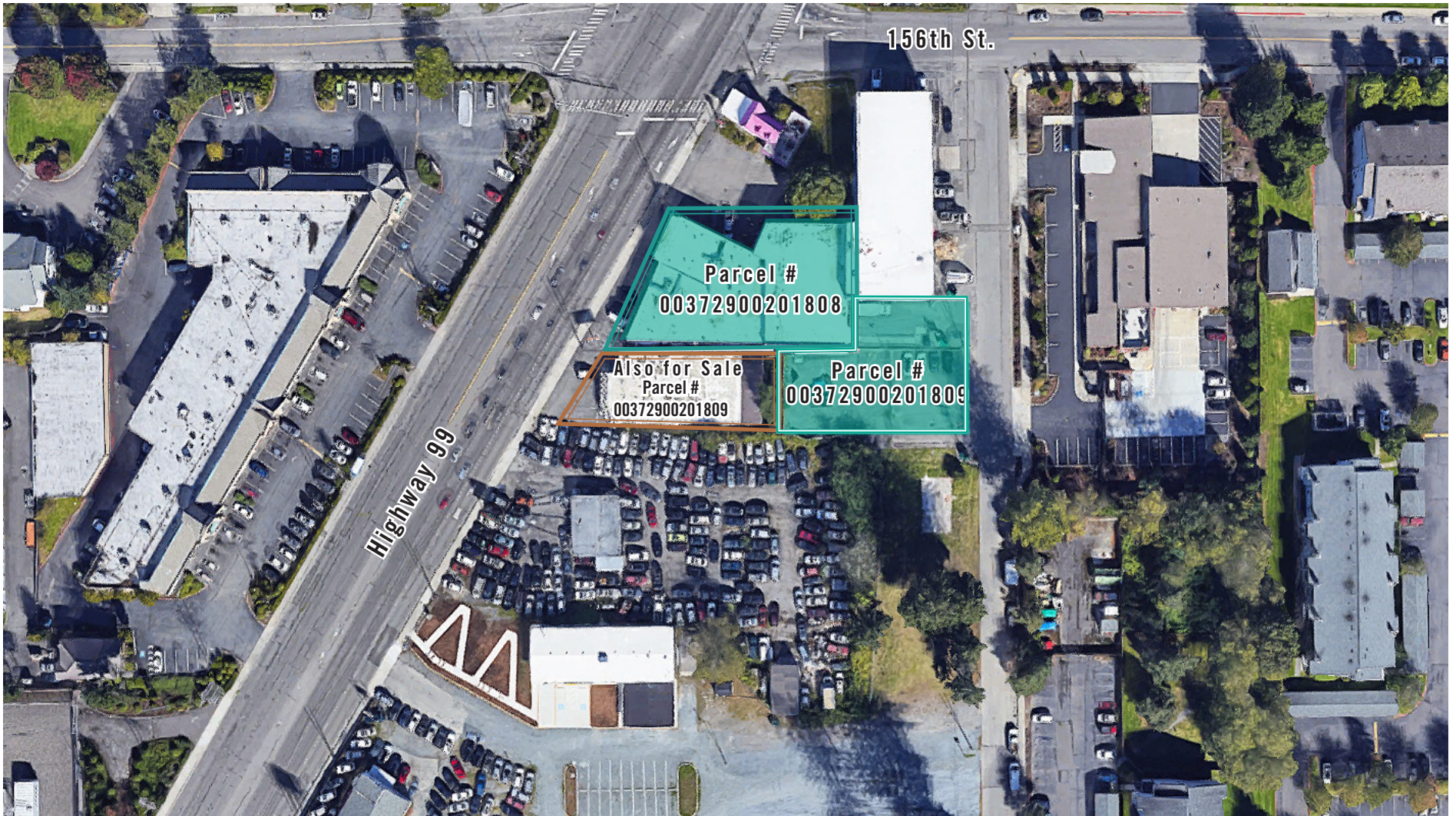


INVESTMENT INCOME SCHEDULE

Eli Three Corp. dba S&A Wholesale			
From Date	To Date	Rent \$/mo	Rent Annual
11/1/2024	10/31/2025	4,185.00	50,220.00
11/1/2025	10/31/2026	4,352.00	52,224.00
11/1/2026	10/31/2027	4,526.00	54,312.00



SITE PLAN

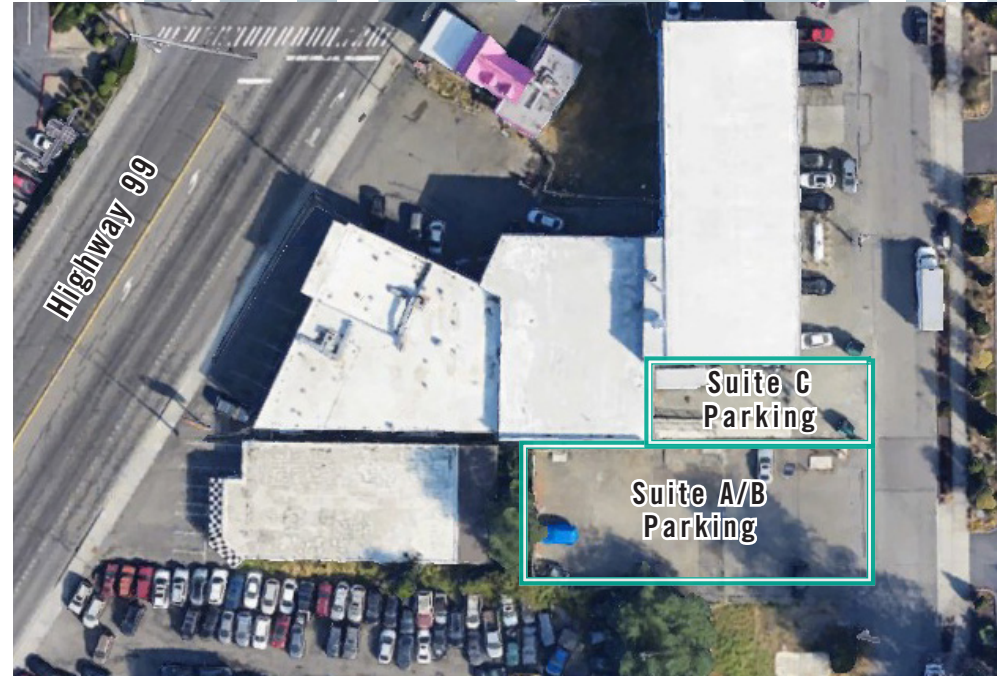


Parcel #00372900201808: **19,166 SF**
Parcel #00372900201804: **13,503 SF**

Additional Building Parcel for Sale
\$1,290,000

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FENCED YARD AREA



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LOCATION MAP

