

GRAHAM MEDICAL CLINIC

21120 Meridian E, Graham, WA 98338



SUMMARY INFORMATION

Sale Price:	\$599,000
Lot Size:	1.0 Acres
Year Built:	1995
Building Size:	2,764
Zoning:	R10
Price / SF:	\$216.71

PROPERTY OVERVIEW

Well established medical clinic building for sale. Large waiting room and reception area, administration office, 5 exam rooms, medical lab, Doctor offices, employee lounge, 3 bathrooms and rear private entrance. Building is in good condition and the layout flows well. Lots of parking in front of the building, plus a separate employee or overflow parking lot. Pylon sign on Meridian available for your use. Lots of potential uses for a variety of businesses.

PROPERTY HIGHLIGHTS

- Turn-Key medical office
- 5 exam rooms
- Large waiting and reception area
- Employee lounge
- Doctor offices
- Private secondary entrance

KELLER WILLIAMS COMMERCIAL
1011 East Main,
Suite 208
Puyallup, WA 98372

STEVE DORENBUSH, CCIM
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253.840.5574
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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OFFICE FOR SALE



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21120 Meridian E, Graham, WA 98338



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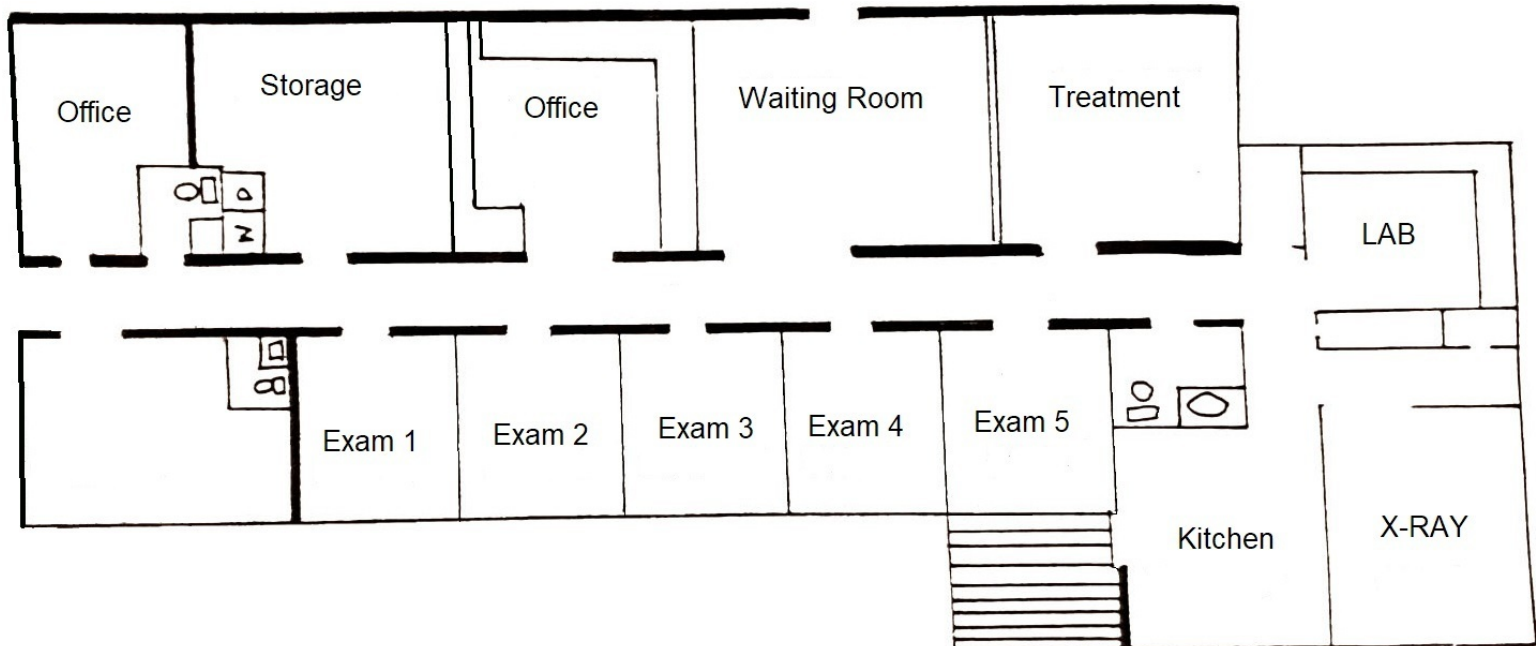
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2,764 SF (Drawing is Approximate)

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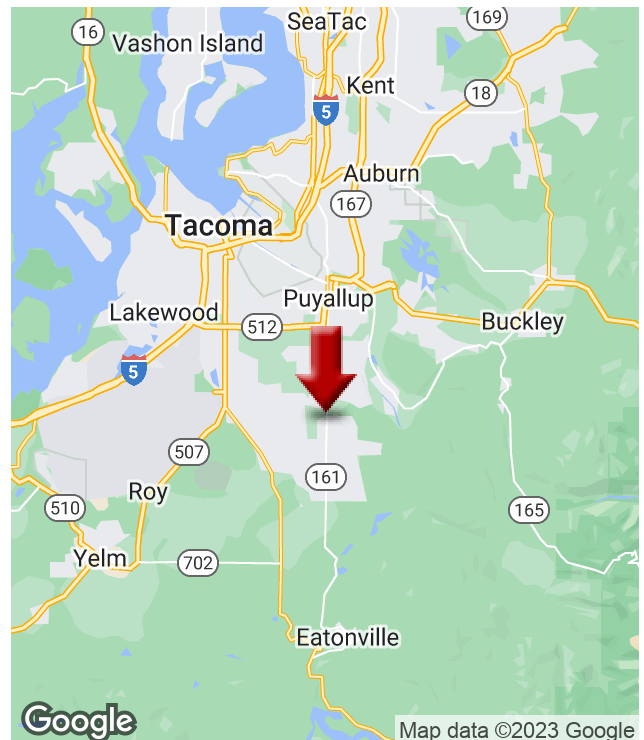
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LOCATION OVERVIEW

Excellent location near Graham in area of Well located building on Meridian in Graham. Easy access with plenty of parking. Traffic counts average 20,000 CPD providing excellent exposure. Estimated growth in population and households exceeds 9.5% over the next 5 years.



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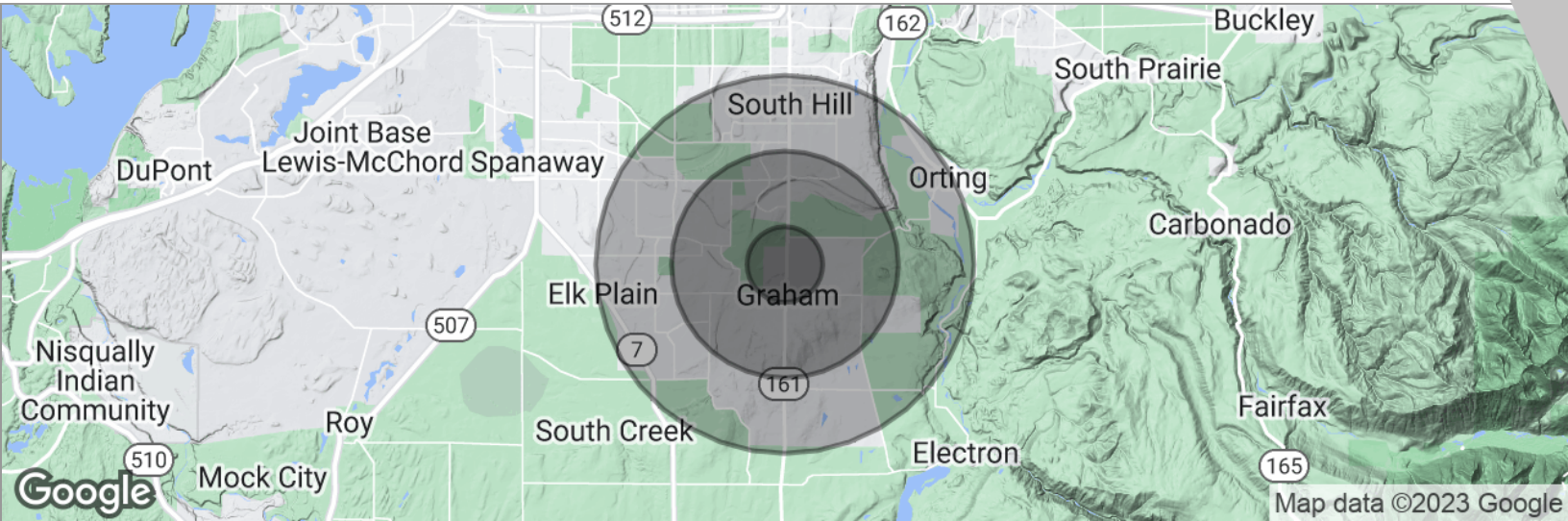
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,120	44,019	107,281
Median age	35.1	32.8	33.8
Median age (male)	36.6	33.0	34.1
Median age (Female)	34.6	32.8	33.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,382	14,155	35,688
# of persons per HH	3.0	3.1	3.0
Average HH income	\$79,784	\$84,808	\$81,701
Average house value	\$211,070	\$280,628	\$297,803

* Demographic data derived from 2020 ACS - US Census

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