



INDUSTRIAL/OFFICE OPPORTUNITY IN PUYALLUP

2304 Inter Ave, Puyallup, WA 98372



OFFERING SUMMARY

SALE PRICE:	\$425,000
LOT SIZE:	14,850 SF
YEAR BUILT:	1953
BUILDING SIZE:	1,897
RENOVATED:	1980
ZONING:	Zoned Puyallup-Limited Manufacturing
MARKET:	Puyallup
PRICE / SF:	\$224.04

PROPERTY OVERVIEW

Opportunity Knocks! Excellent location for anyone looking to develop a business. Unique investment opportunity which benefits from its proximity to exceptional location downtown Puyallup, partially fenced already, and level property.

Zoned LM-Light Manufacturing: Light industrial zone is intended to provide areas for light manufacturing, general industrial activities, warehousing, and limited service commercial uses.

The site consists of residence 1325 sqft 2bd/1 ba with a two-car detached garage that is 572 sqft.

PROPERTY HIGHLIGHTS

- 2 Bedroom/ 1 bath residence
- Detached 2 car garage
- Power/Sewer/Water Installed
- Location with easy access to highways 410, 512 & SR 167.

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University Place, WA 98466

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LOCATION OVERVIEW

Any business seeking a property zoned light manufacturing with convenient access to highways this Puyallup location is it. With a building ready to use for industrial/office space has outstanding possibilities for any business, because of its exceptional location with easy access to highways 410, 512 & SR 167.

Property is .34 acre (14,850 SF) has tremendous possibilities for use considering its proximity to new growth happening in downtown Puyallup.

The City of Puyallup has many commercial projects scheduled for 2019. The City's plans to be completed within the vicinity of this property are a La Quinta Hotel, Safeway center with retail/restaurant buildings, multiple warehouses, & town-homes all happening close to this property.

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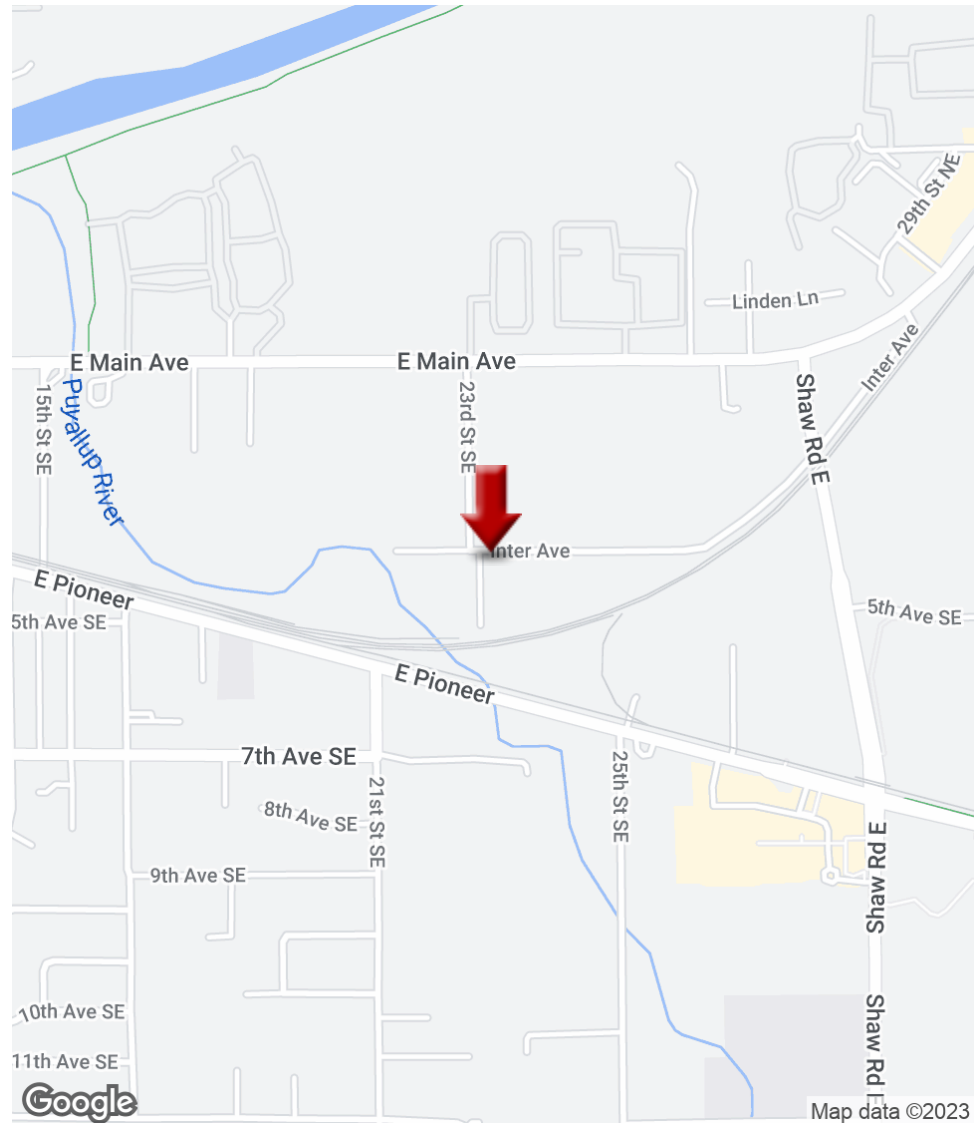
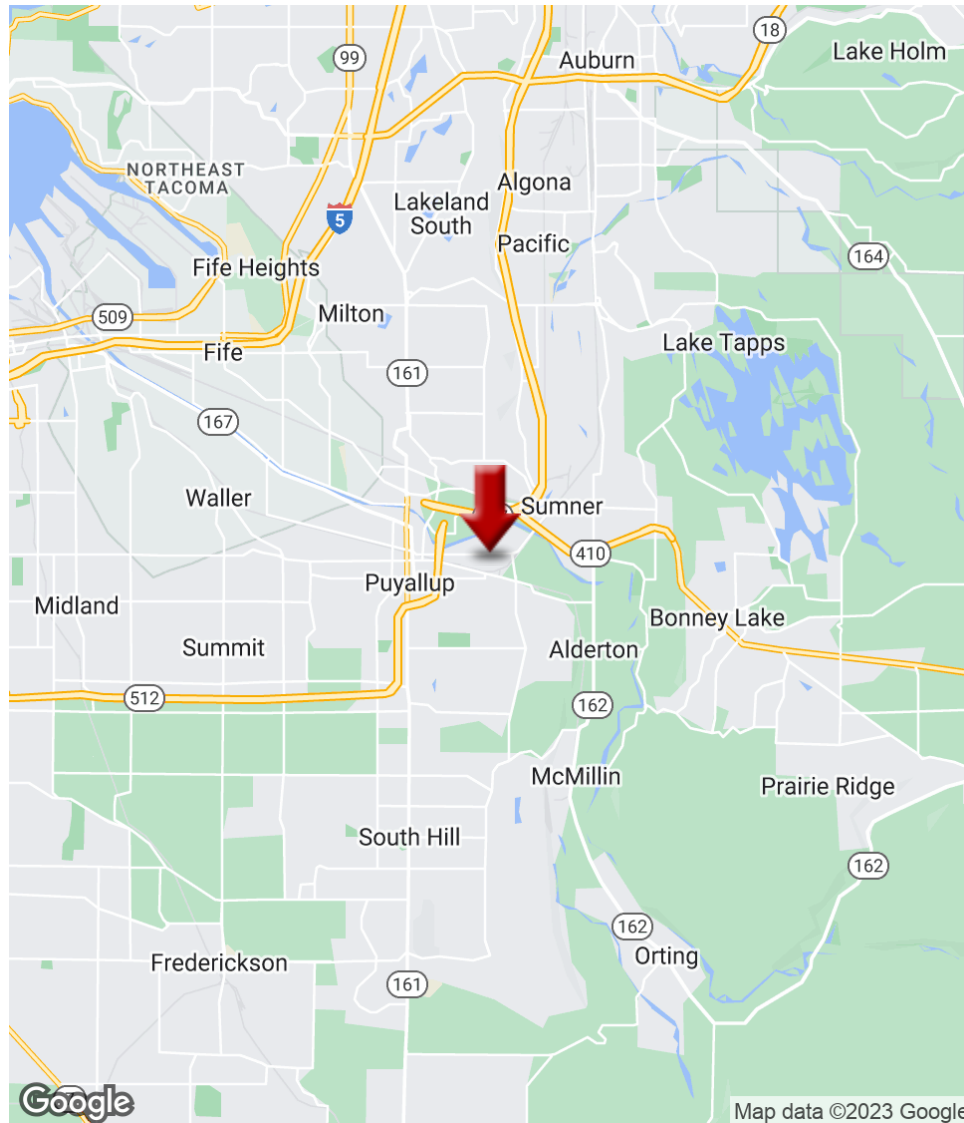
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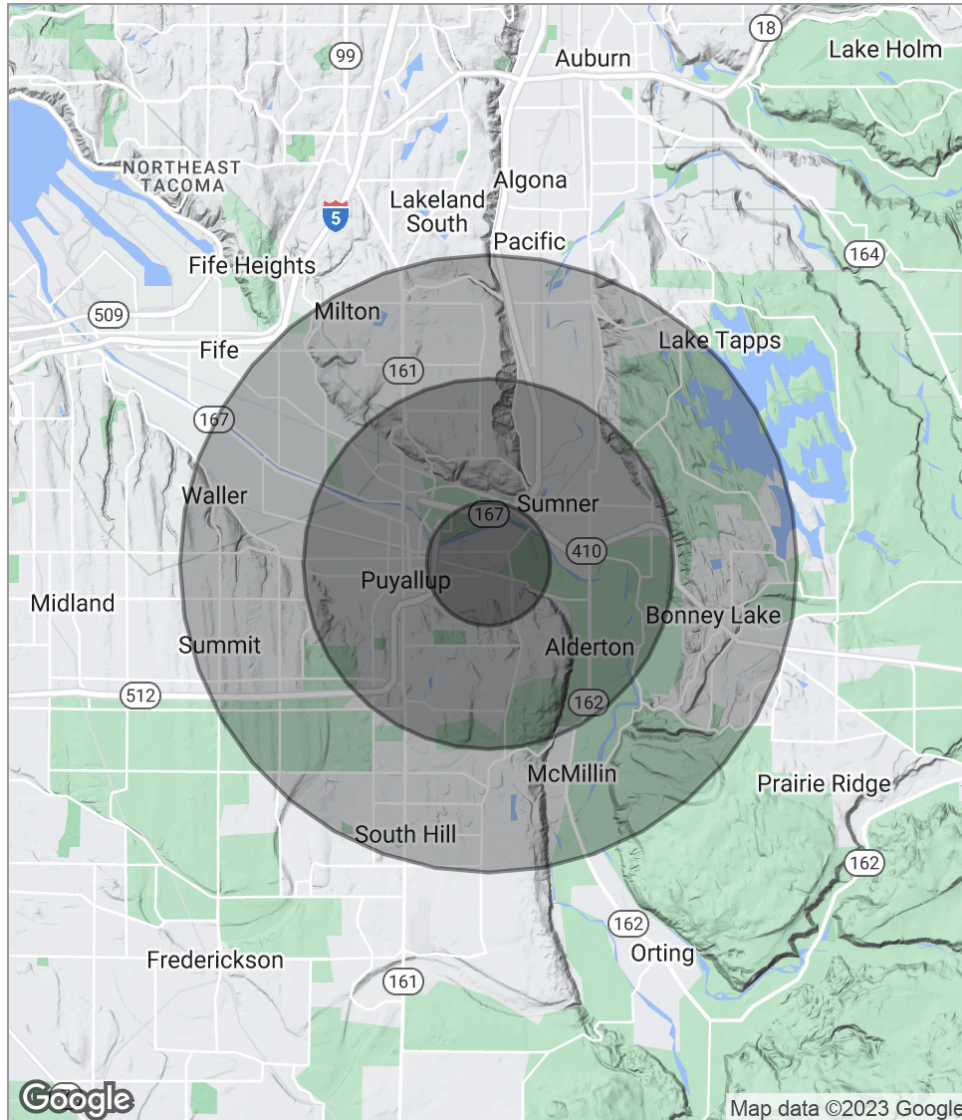
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,115	58,412	140,872
Median Age	36.5	36.0	36.0
Median Age (Male)	34.0	35.1	35.3
Median Age (Female)	39.6	36.7	36.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,873	22,816	54,767
# Of Persons Per HH	2.5	2.6	2.6
Average HH Income	\$75,534	\$72,489	\$73,439
Average House Value	\$283,519	\$315,097	\$336,141

* Demographic data derived from 2020 ACS - US Census

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