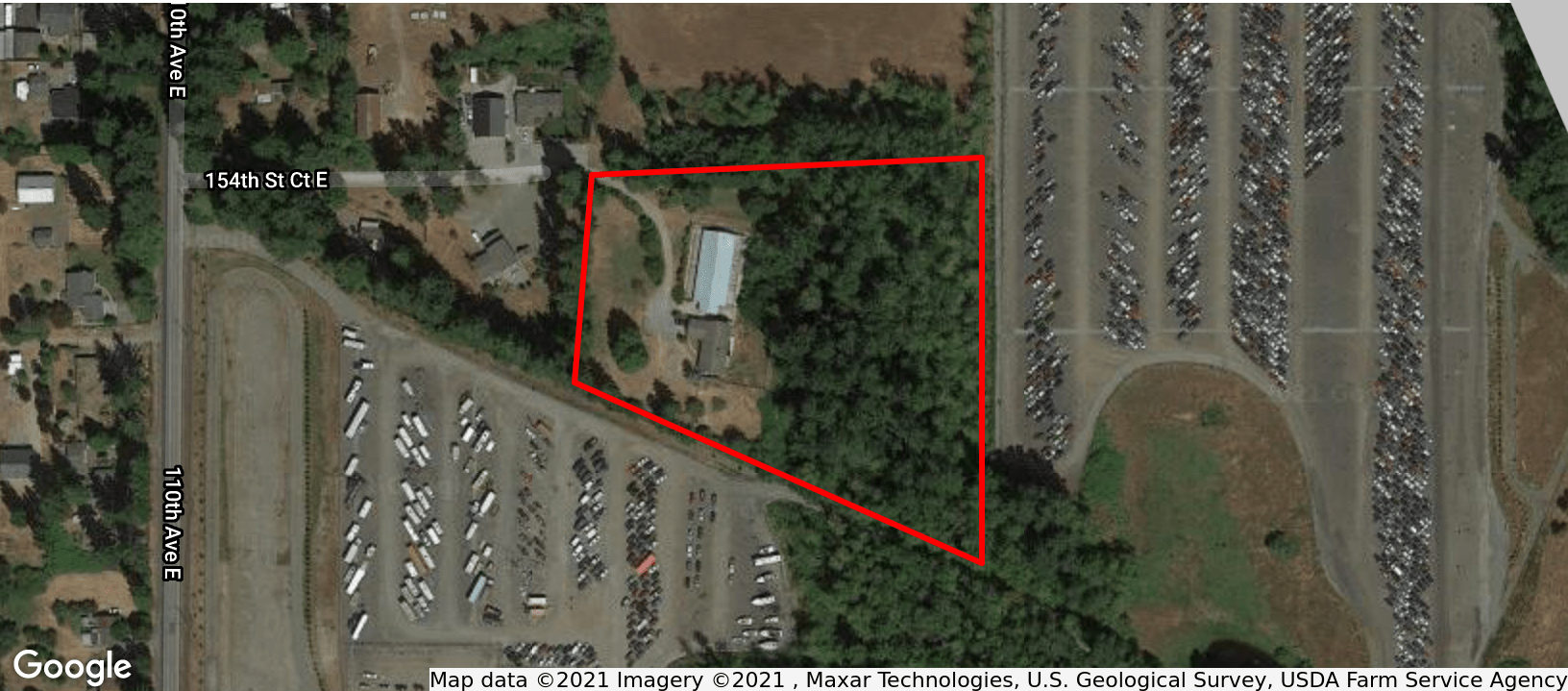


LAND FOR SALE



154TH CONTRACTOR YARD WITH SHOP

11204 154th St Ct E, Puyallup, WA 98374



Map data ©2021 Imagery ©2021, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

SUMMARY INFORMATION

Sale Price: \$750,000

Lot Size: 5.13 Acres

Zoning: EC

Price / SF: \$3.36

PROPERTY OVERVIEW

5 acre industrial parcel with over 6000 sq ft of buildings. 3000+ sq ft home with 2 car garage and a 3000 sf shop with office space built in. Perfect for someone to live on site, and operate a business out of the shop, or convert the house to office space. Previously used for an animal kennel, and license is still available. Ideal for an owner/operator contractor yard. EC zoning for multiple industrial and commercial uses including contractor yard, vehicle sales/storage/repair, industrial services and repair, manufacturing, wholesale, salvage yard/vehicle storage, lodging, crop production, or agricultural services.

PROPERTY HIGHLIGHTS

- 5+ Acres of Land
- Multiple Industrial and Commercial Uses
- 3000+ SF Home
- 3000 SF Shop with Office Space
- Ideal for Owner/Operator

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

JONATHAN HARPER
Director Of Sales And Leasing
253.840.5574
jonathanharper@kw.com
WA #90048

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.

<https://kwcpuyallup.com/>

LAND FOR SALE



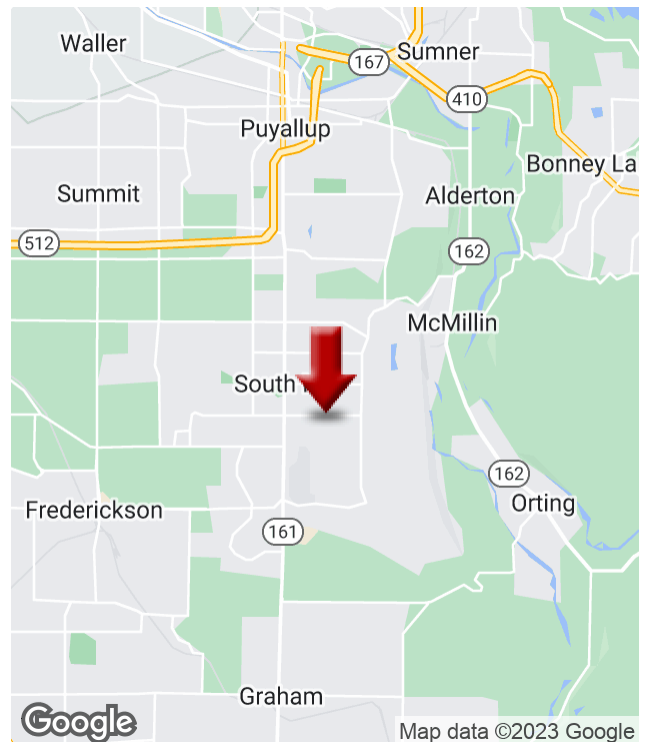
154TH CONTRACTOR YARD WITH SHOP

11204 154th St Ct E, Puyallup, WA 98374



LOCATION OVERVIEW

Located behind Sunrise Village in South Hill, Puyallup.



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

JONATHAN HARPER
Director Of Sales And Leasing
253.840.5574
jonathanharper@kw.com
WA #90048

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.

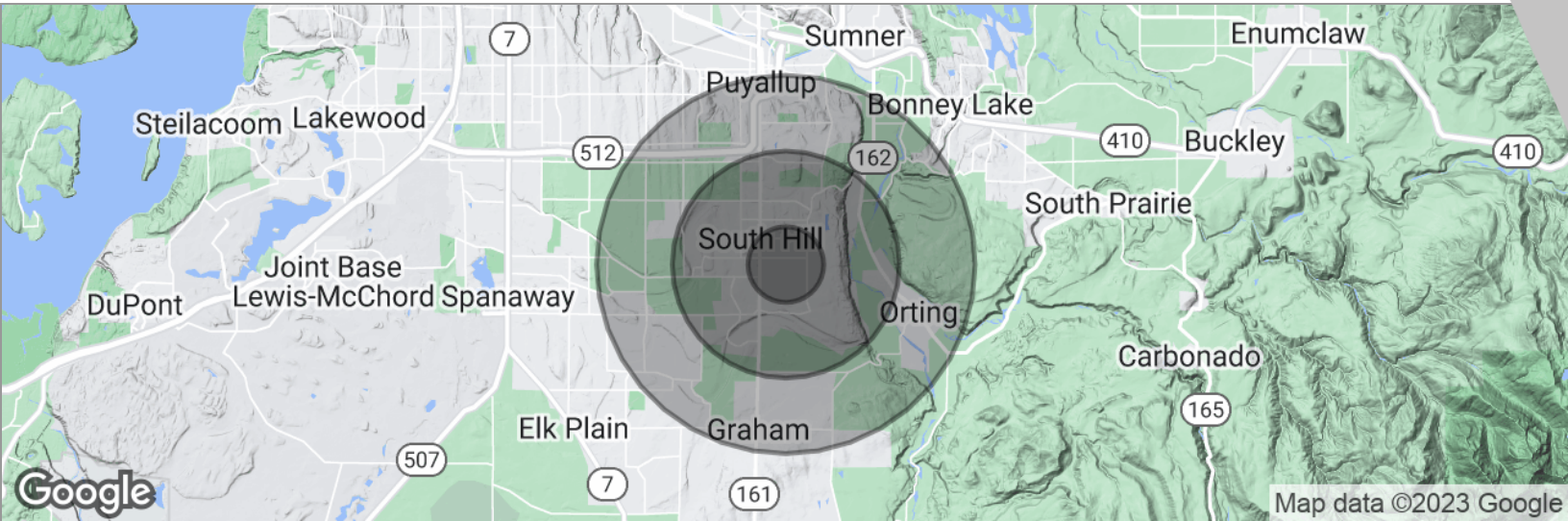
<https://kwcpuyallup.com/>

LAND FOR SALE



154TH CONTRACTOR YARD WITH SHOP

11204 154th St Ct E, Puyallup, WA 98374



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,894	71,385	157,987
Median age	34.5	32.4	33.4
Median age (male)	33.8	32.8	33.2
Median age (Female)	34.1	32.1	33.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,734	25,116	55,625
# of persons per HH	2.9	2.8	2.8
Average HH income	\$81,860	\$77,309	\$77,564
Average house value	\$266,318	\$324,396	\$312,709

* Demographic data derived from 2020 ACS - US Census

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

JONATHAN HARPER
Director Of Sales And Leasing
253.840.5574
jonathanharper@kw.com
WA #90048

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.

<https://kwcpuyallup.com/>