

8312 CUSTER ROAD

LAKEWOOD, WA

FOR SALE

\$499,000
NEW SALE PRICE

UNIQUE OPPORTUNITY FOR OFFICE OWNER-USER OR INVESTOR!



INFO

Building Size:	3,076 SF
Land Size:	18,500 SF (0.42 acres)
Sale Price:	\$499,00 \$525,000
# of Floors:	2
NOI:	\$42,000 annual
Cap Rate:	8%
Parking:	3.75 / 1000

PROPERTY FEATURES

Two -1,500 sf floorplates. 12 individual offices with common break room and conference room. Common bathrooms on both floors.

Originally a psychiatrist's office and formerly the home of the Ranger and Airlifter newspapers, the property is grandfathered in for an office / medical office use.

Owner-user can occupy all or part of building with income in place.

Highly visible monument sign fronting Custer Road.



AMANDA BRUCE
253.779.2434
abruce@neilwalter.com

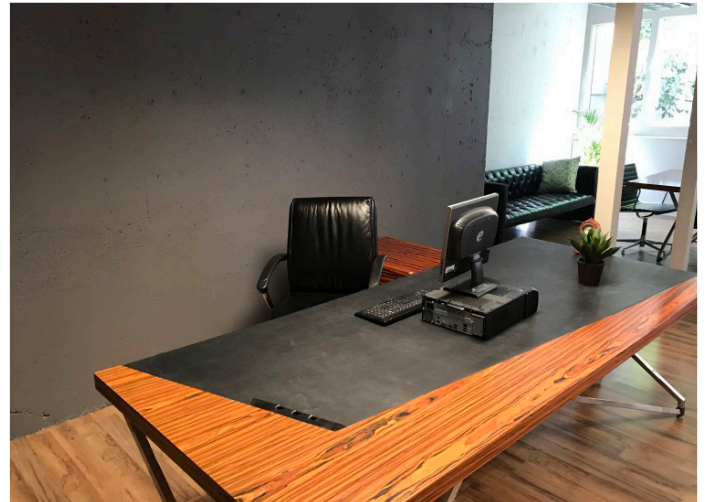
DEBBIE GALLINATTI
253.779.2430
dgallinatti@neilwalter.com

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NEIL WALTER
COMPANY



All square footage references are approximate. The information contained herein is from sources deemed reliable. It is provided without representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation of all matters.

AMANDA BRUCE
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1940 East D St #100
Tacoma, WA 98421

253.779.8400
www.neilwalter.com