

# HISTORIC FIRE STATION #4

FOR SALE - \$3,400,000

216 & 222 EAST 26TH ST | TACOMA, WA 98421

## HISTORIC OWNER/USER OPPORTUNITY OR INVESTMENT



### SALE INFORMATION

Available Size:	Flexible
Building Size:	20,217 SF
Office Size:	11,677 SF
Warehouse Size:	8,540 SF
Land Size:	0.52 AC
Year Built:	1911
Loading:	1 GL Door
Clear Height:	±18'
Sale Price:	\$3,400,000

Discover **Historic Fire Station #4**, an iconic gem consisting of office and warehouse in the revered Dome District. This historic property boasts classic brick interiors, large windows, a rooftop deck, and off-street parking, which presents a unique investment opportunity. Its prestigious historic building designation appeals to discerning buyers who appreciate the blend of tradition and modernity. Enjoy the benefits of an established income stream with several existing leases in place while seizing potential for further growth and development with new tenants, owner/user occupancy, or capitalize on the flexibility to restore restaurant space. Embrace the opportunities that await in this remarkable location.



**JOEL JONES**  
253.779.2422

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**CHASE BOWDEN**  
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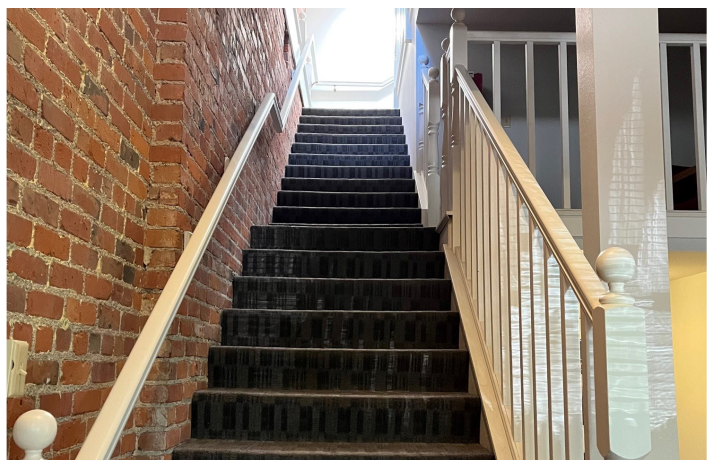
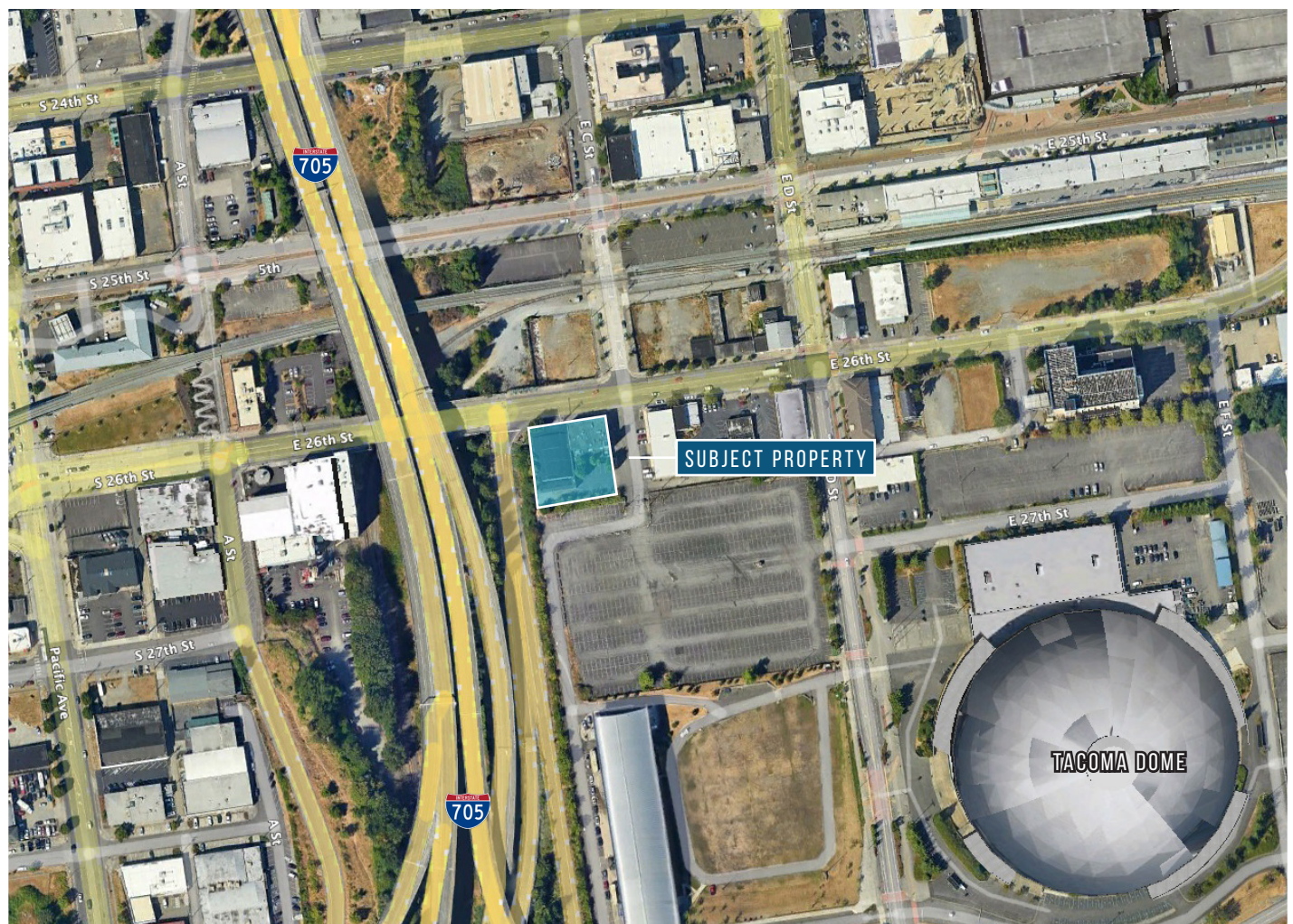


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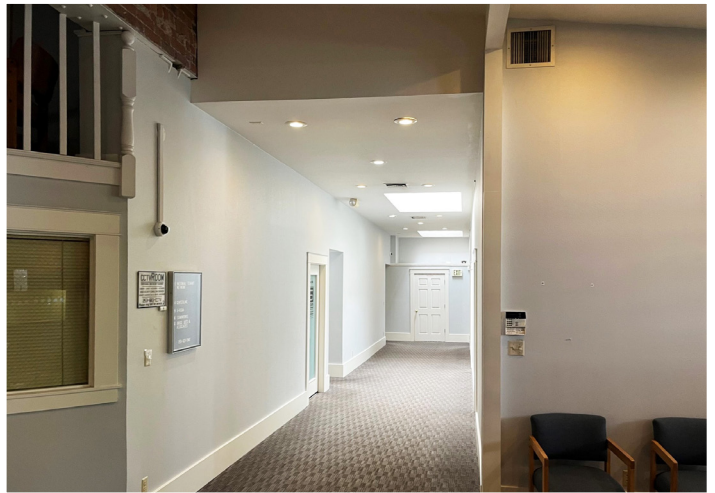
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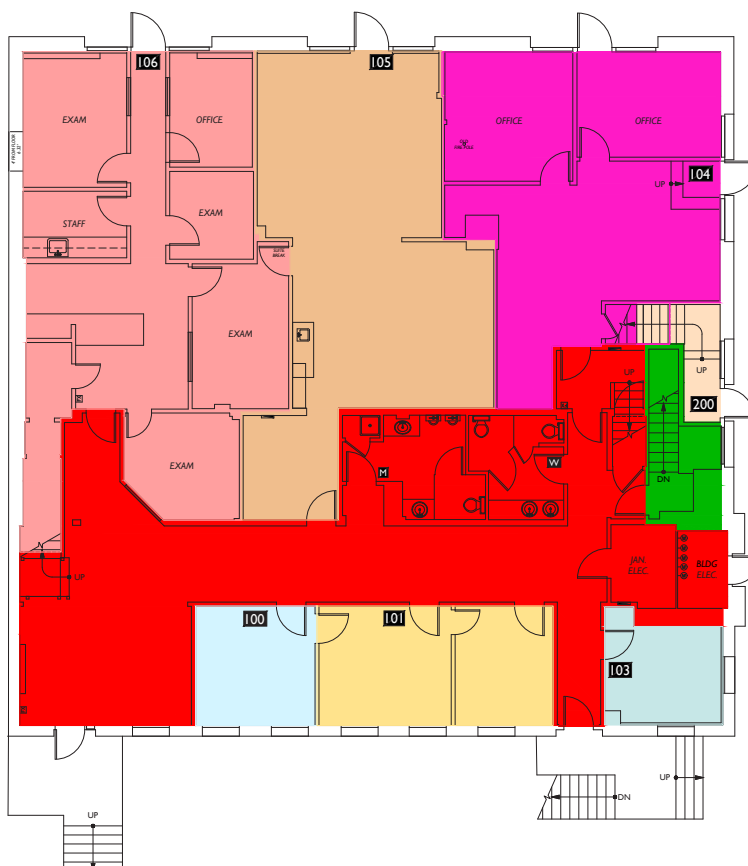
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FIRST FLOOR	
Suite	SF
100	152
101	293
103	127
104	800
105	835
106	1,102
Service Area	1,405
Total First Floor SF	
4,714	



All SF are usable SF. Rentable SF's are available on request

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## SECOND FLOOR

Suite	SF
200	3,435
Total Second Floor SF	
3,435	



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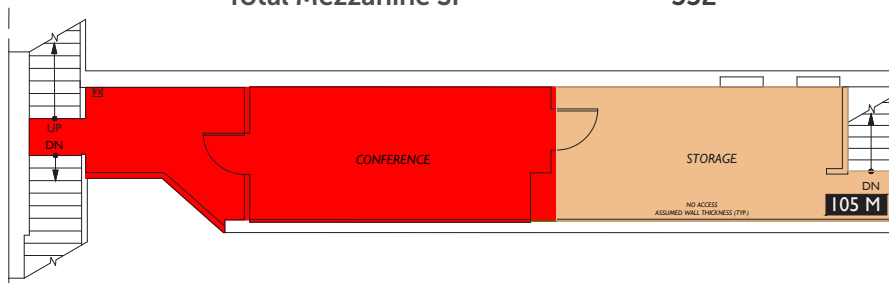
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## MEZZANINE

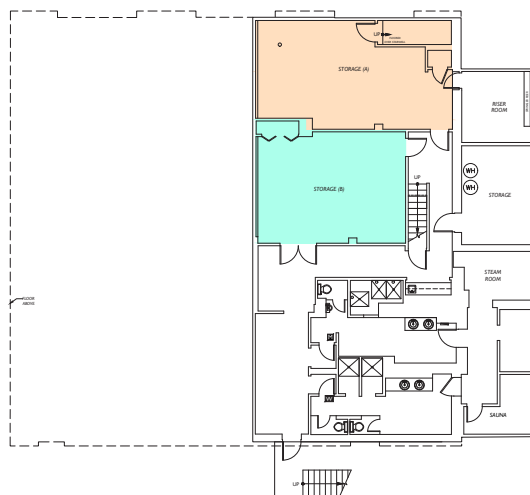
Suite	SF
105M	223
Service Area	329
<b>Total Mezzanine SF</b>	<b>552</b>



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## BASEMENT

Suite	SF
Storage A	563
Storage B	466
<b>Basement Area</b>	<b>1,947</b>
<b>Total Basement SF</b>	<b>2,976</b>



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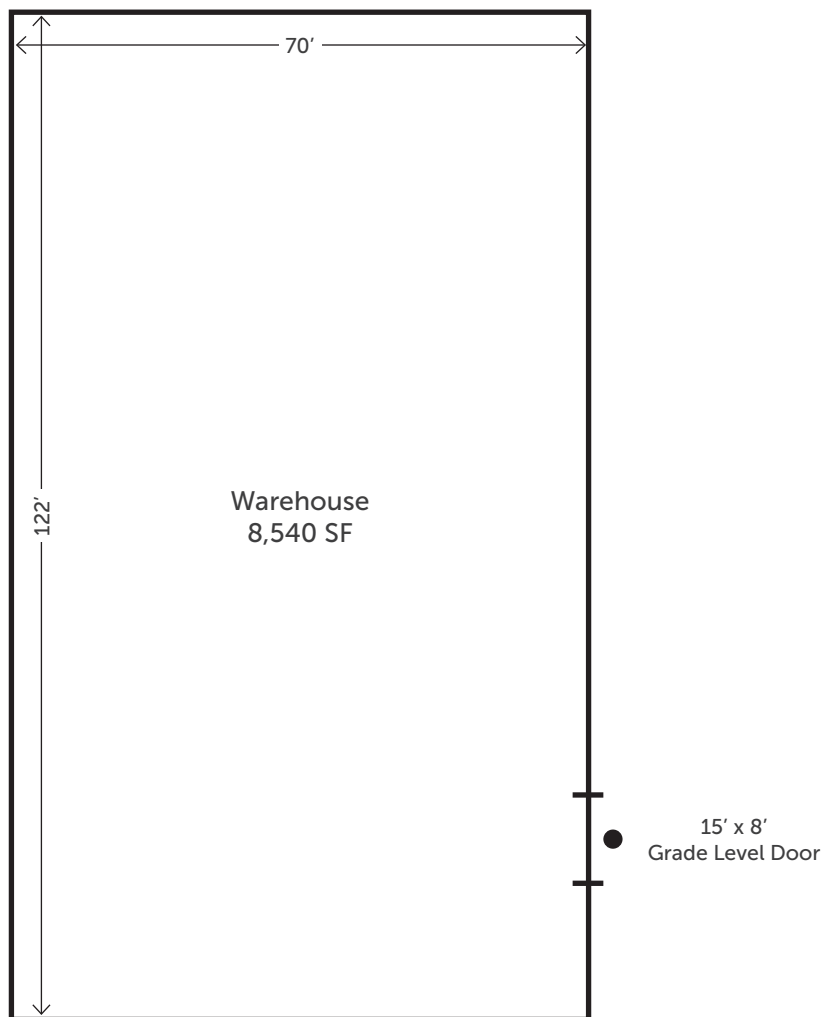
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## WAREHOUSE

Suite	SF
Warehouse	8,540



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