

# 16,828 SQ FT RETAIL/WAREHOUSE BUILDING AVAILABLE FOR \$2,850,000



**345 Andover Park East, Tukwila WA 98188**  
**Southcenter - Andover Park Location**

## Available

- Building: 16,828 sq ft
- Land: 49,972 sq ft
- 4,228 sq ft retail space - leased
- 12,600 sq ft warehouse - available

## Warehouse Features

- Ceiling Height: 20' Plus
- 2-Dock High Doors
- 1-14' Door at Grade
- Zoning: TUC, Tukwila
- Potential retail use



**YATES  
WOOD**

**BROKERAGE  
& PROPERTY  
MANAGEMENT**

**For more information, please contact:**

**Ellen Mohl 206 268 3311**  
[ellenmohl@yateswood.com](mailto:ellenmohl@yateswood.com)

**Dennis Counts 206 268 3312**  
[dcounts@yateswood.com](mailto:dcounts@yateswood.com)

The information contained herein has been given to YW&M by the owners or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee information contained herein.

*Since 1944*

Yates, Wood & MacDonald, Inc., 425 Pontius Ave N Suite 203, Seattle, WA 98109  
f 206 268 3330 p 206 268 3300 [www.yateswood.com](http://www.yateswood.com)



**RETAIL/WAREHOUSE BUILDING  
IN THE SOUTHCENTER – ANDOVER PARK NEIGHBORHOOD  
AVAILABLE FOR SALE**

**THE OFFERING**

**Brief Description of the Property**

According to public records, the parcel contains 49,972 sq. ft. of land area. The site is located at the south west corner of Andover Park East and Treck Drive, within the city limits of Tukwila, Washington. Andover Park East is a primary road. The site is zoned TUC, Tukwila Urban Center, which is the city of Tukwila's zoning designation allowing for a wide variety of commercial uses. Reference is made to Chapter 18.28 of the Tukwila Municipal Code, which provides specifics related to the uses of the property and design and development standards. The site is located close to Southcenter Mall, and the area is mixed with retail, office and industrial uses.

The site is improved by a 16,828 sq. ft. building, portion of which was constructed in 1969, with an addition added at a later date. The building is masonry construction, and is currently divided into two spaces. The space fronting on Andover Park East is tenanted with a convenience store and food service retailer. Food service consist principally of a lunch trade. The retail store contains 4,228 sq. ft. and its ceiling height is 12 feet. The retail store is leased at \$7,350.00 per month, triple-net. The balance of the building is warehouse space containing 12,600 sq. ft. of area and its ceiling height is 20 - 22 feet. The warehouse area has a drive-in door, two dock high doors and two personnel doors. The warehouse area is currently available for occupancy.

**2015 Assessed Valuation & Taxes**

Land	\$ 874,500
Structure	<u>\$1,312,800</u>
Total	\$2,187,300

Real Estate Taxes      \$32,148.08

**PRICE & TERMS**

**\$2,850,000.00 All Cash**



**345 Andover Park East  
Tukwila, WA 98188**





Southcenter Mall



345 Andover Park E, Tukwila, WA 9