

FOR SALE



# FORMER MERCEDES-BENZ & ABBEY CARPET LOCATIONS

20505 & 20515 HWY 99, LYNNWOOD, WA

**km** Kidder  
Mathews

## FORMER MERCEDES-BENZ & ABBAY CARPET LOCATIONS

*The subject properties are located on a 2.19-acre parcel at 20505 and 20515 Highway 99 in Lynnwood, Washington. Two buildings, totaling approximately 25,259 square feet, were constructed in 1978 and 1990.*

### 20515 HIGHWAY 99

Originally built as a Lexus and Mercedes dealership, this 16,152 square foot, 3-story building includes:

#### First Floor

A showroom with a waiting area, private offices, parts area, and service bays.

#### Second Floor

Private offices, a conference room, and a break room with a locker room.

#### Basement

Additional service area with three roll-up doors and a storage area.

Currently, a portion of the shop space is leased on a month-to-month basis to an auto repair business.

### 20505 HIGHWAY 99

This building was originally built to suit carpet store and totals 9,240 square feet across two floors:

#### First Floor

Storefront includes a showroom, grade level roll up door, and a dock-high loading bay.

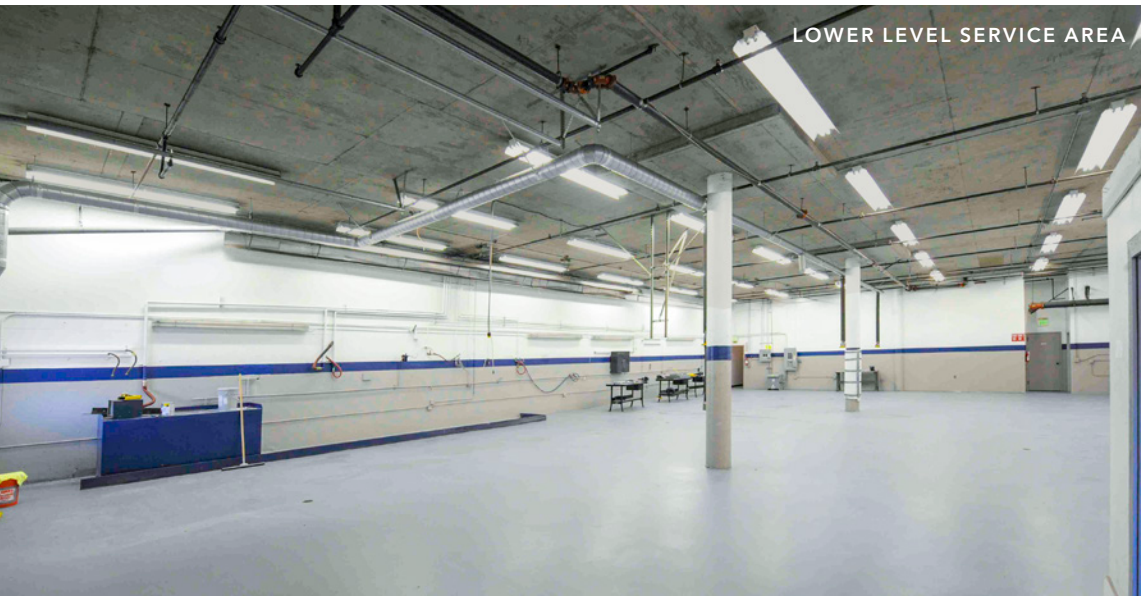
#### Basement

Space used for inventory storage and includes roll-up doors.

Currently, the basement is occupied by a collision repair business on a month-to-month basis.



## FORMER MERCEDES-BENZ & ABBEY CARPET LOCATIONS



## PROPERTY DESCRIPTION

### PROPERTY INFORMATION

|                     |                                    |
|---------------------|------------------------------------|
| PROPERTY NAME       | Former Mercedes-Benz Dealership    |
| ADDRESS             | 20505 & 20515 Hwy 99, Lynnwood, WA |
| PARCEL NUMBER (APN) | 005641-000-006-05                  |
| COUNTY              | Snohomish                          |
| MUNICIPALITY        | City of Lynnwood                   |

### BUILDING INFORMATION

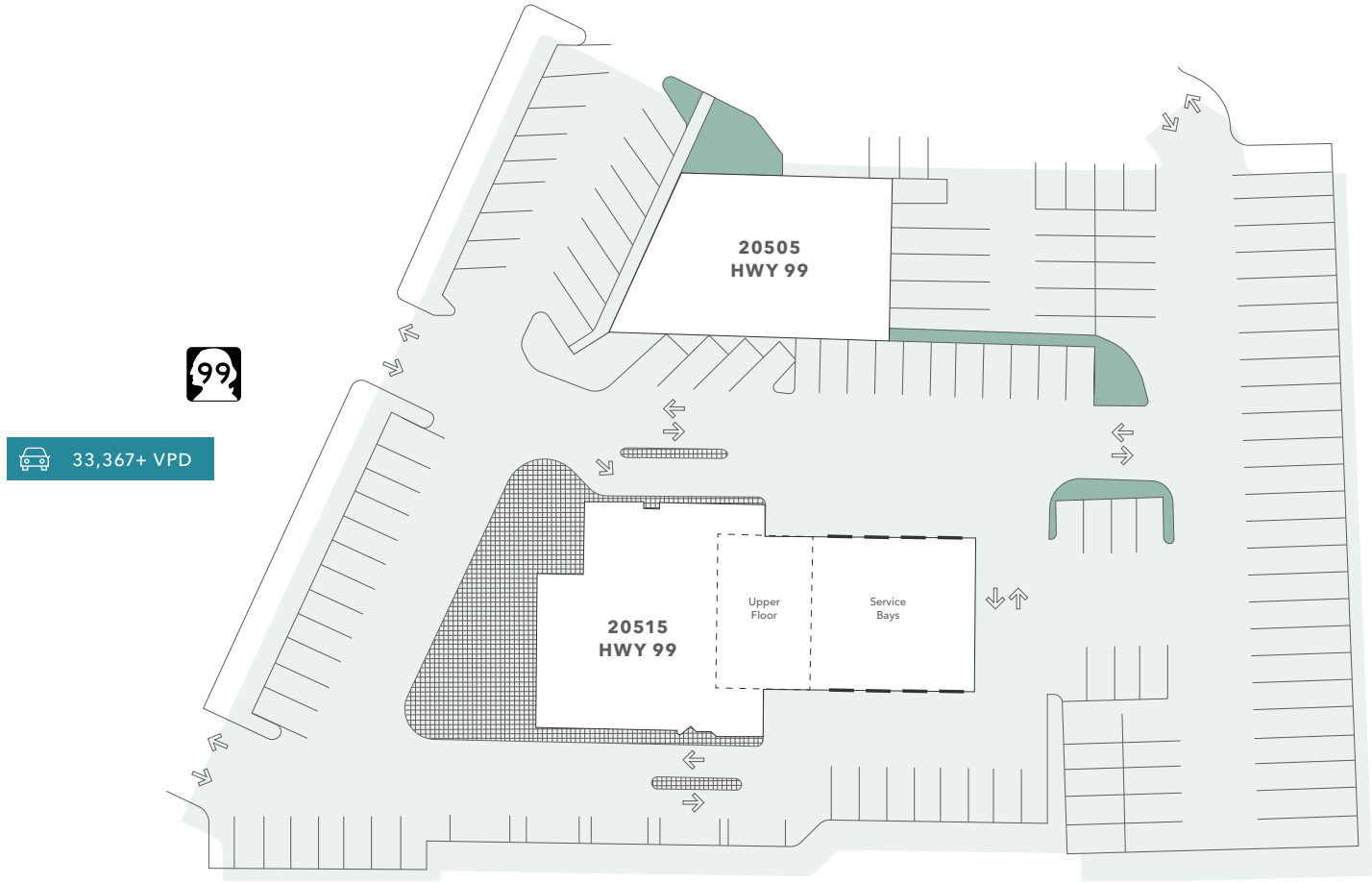
|                   |             |
|-------------------|-------------|
| YEAR BUILT        | 1990 & 1978 |
| TOTAL BUILDING SF | ±25,259 SF  |
| GROSS LEASABLE SF | ±25,259 SF  |
| STORIES           | 2           |

### SITE INFORMATION

|                   |                         |
|-------------------|-------------------------|
| LAND AREA (ACRES) | ±2.19 Acres             |
| LAND AREA (SF)    | ±95,396 SF              |
| PARKING STALLS    | ±141 spaces             |
| PARKING RATIO     | 7.0 Per 1,000 SF        |
| ACCESS            | 2 Curb Cuts             |
| FRONTAGE          | ±250 feet               |
| ZONING            | GC - General Commercial |
| Signage           | Pylon                   |

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# SITE PLAN



AVAILABLE FOR SALE

25,259  
TOTAL BUILDING SF

141  
PARKING SPACES

KIDDER MATHEWS

## 20515 MAIN SERVICE BAYS



### SERVICE BAY 1

Approximately 26'x16'-5"  
(includes roll up door)

### SERVICE BAYS

Approximately 72'x52'  
3,744 SF  
(with 8 roll up doors)

# FORMER MERCEDES-BENZ & ABBEY CARPET LOCATIONS

*Exclusively listed by*

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