

22,590 SF WAREHOUSE/OFFICE

OWNER-USER OPPORTUNITY



FOR SALE - \$4,950,000

KW COMMERCIAL | VANCOUVER

2211 E Mill Plain Blvd
Vancouver, WA 98661



Each Office Independently Owned and Operated

PRESENTED BY:

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7217 NORTHEAST 99TH STREET



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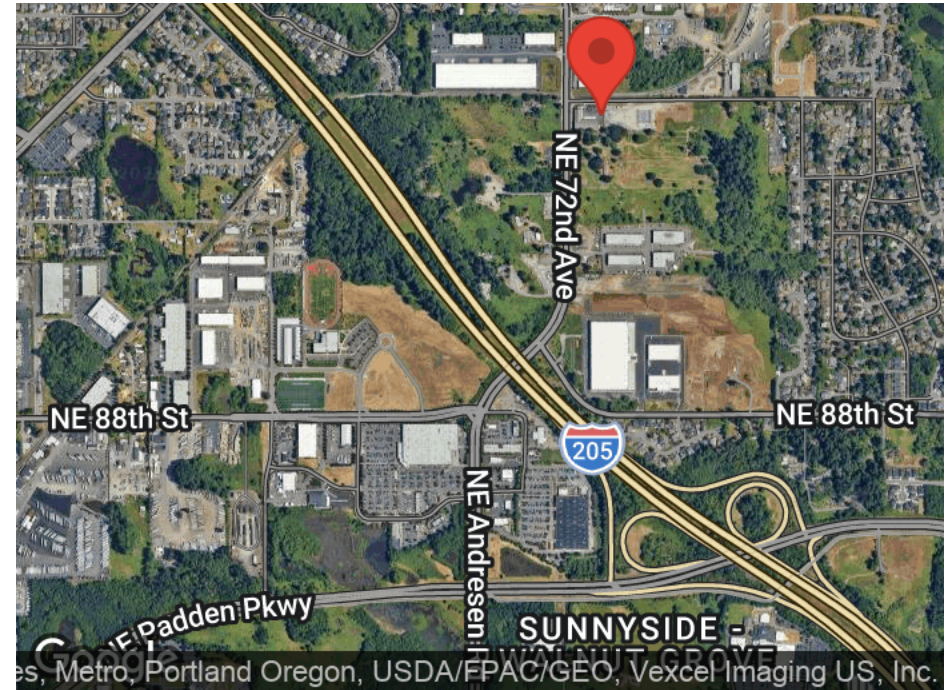
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OVERVIEW

7217 NORTHEAST 99TH STREET



Price:	\$4,950,000
Building SF:	22,590
Lot Size:	1.65 Acres
Signage:	Monument Sign
Parking:	34 Stalls



Property Overview

Prime Owner-User Opportunity with the ability to occupy up to approximately 15,350 SF currently occupied by Frontier Electric (4,120 SF of Office, 8,400 SF of Warehouse, 2,830 SF of Loft/Multi-Use Space).

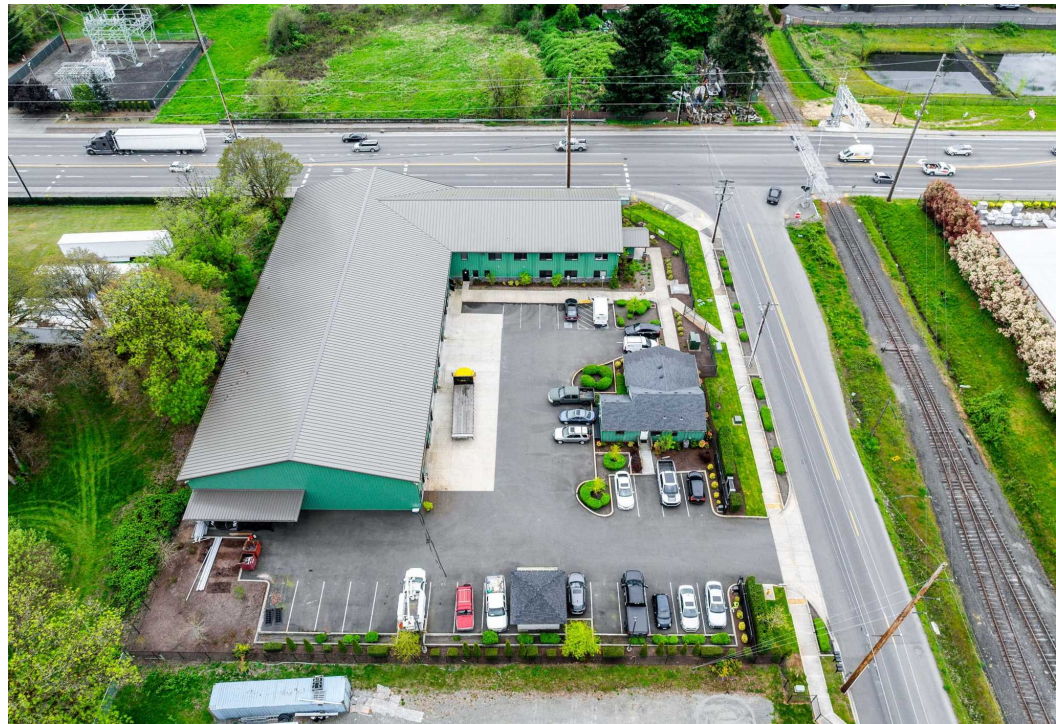
Additional Spaces: Suite 2 (1,200 SF) occupied by Moreno Performance Auto, Suite 3 (2,400 SF) Vacant, Suite 4 (2,400 SF) occupied by Strife MFG, and Suite 5 (1,240) Vacant office.

Location Overview

Located at the SE Corner of 72nd Avenue & 99th Street, just to the North of the I-205/Padden Parkway exit. Close proximity to Home Depot, Costco, restaurants and multiple other construction trades.

DRONE AERIALS

7217 NORTHEAST 99TH STREET



BUILDING EXTERIOR

7217 NORTHEAST 99TH STREET



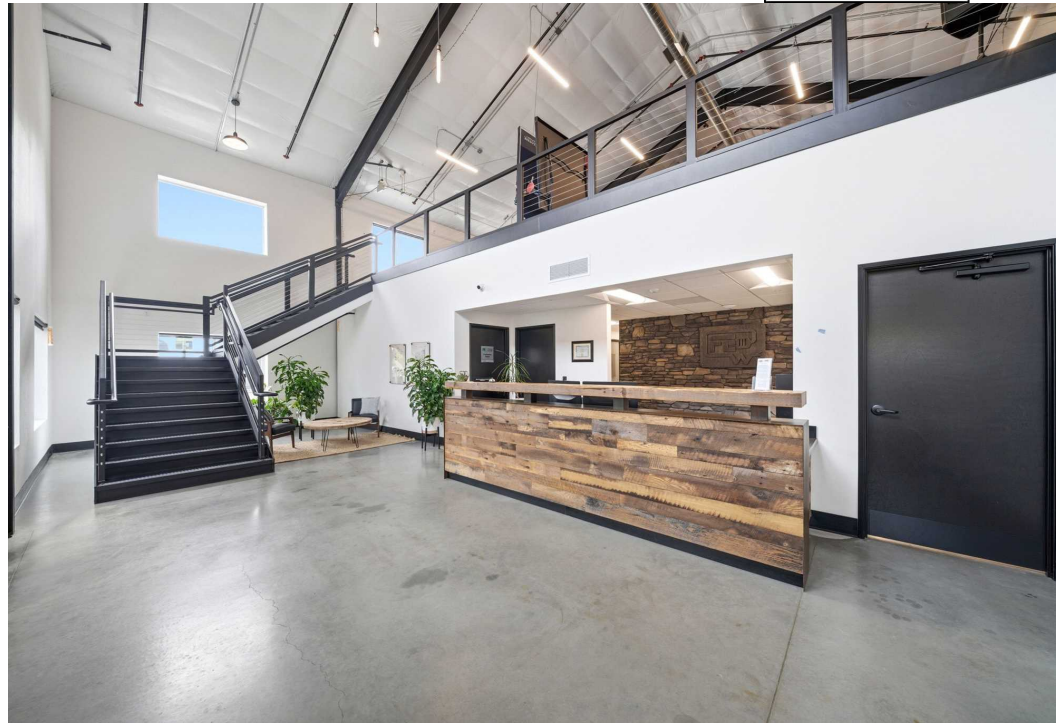
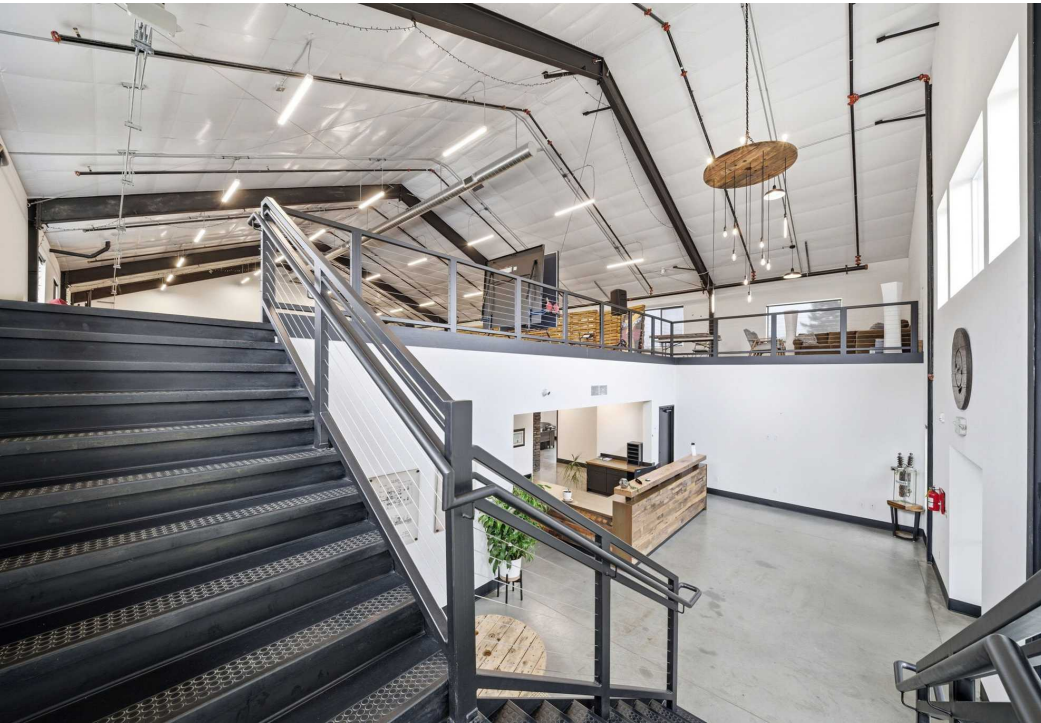
SUITE 3

7217 NORTHEAST 99TH STREET



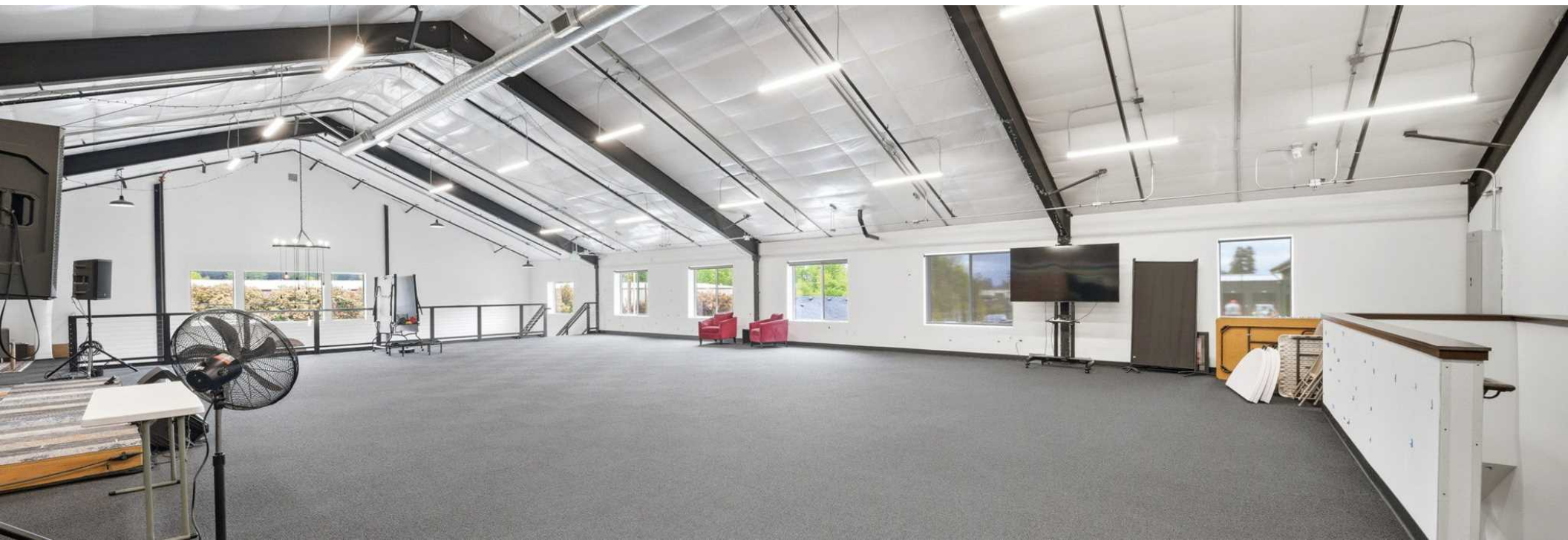
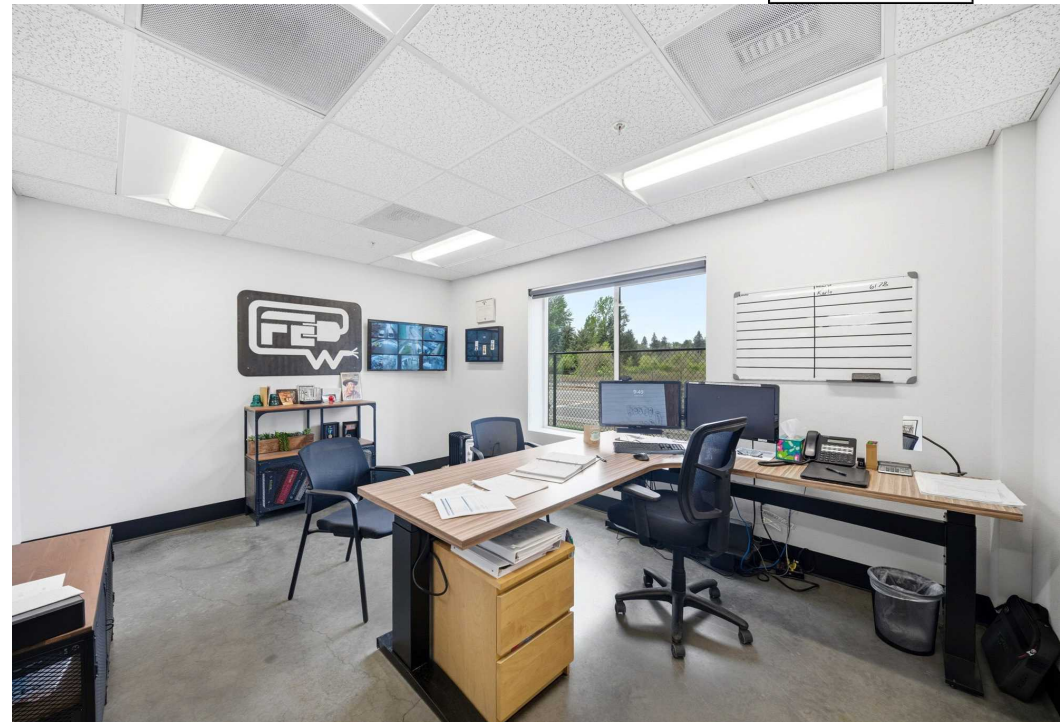
SUITE 1 - OFFICE

7217 NORTHEAST 99TH STREET



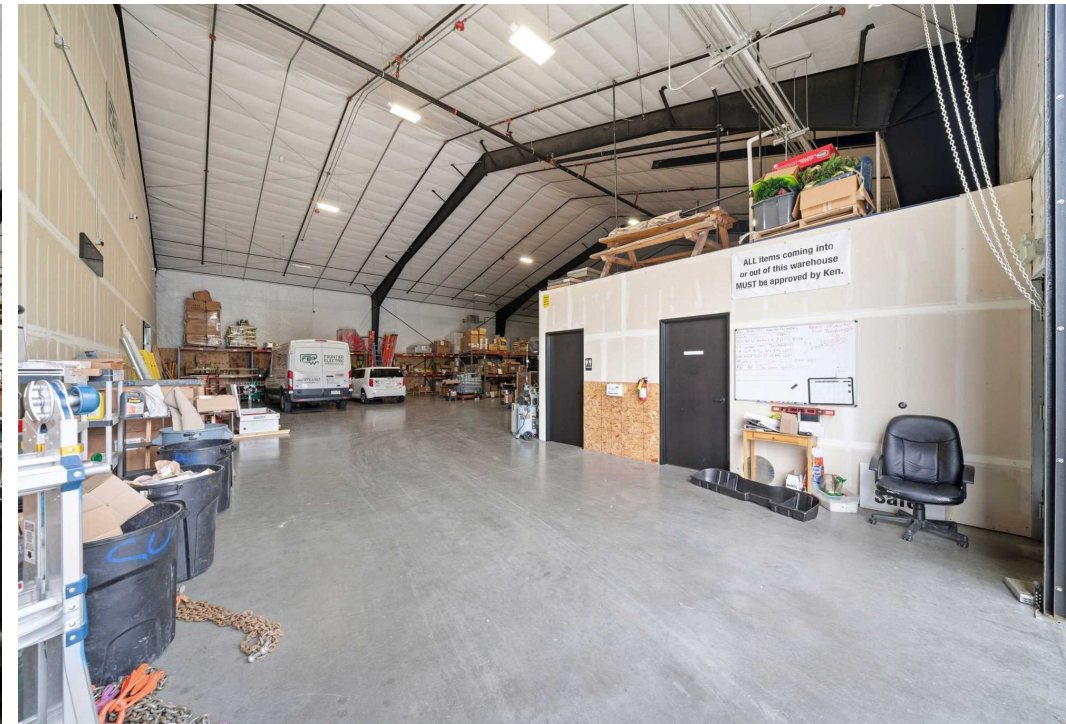
SUITE 1 - OFFICE/LOFT

7217 NORTHEAST 99TH STREET



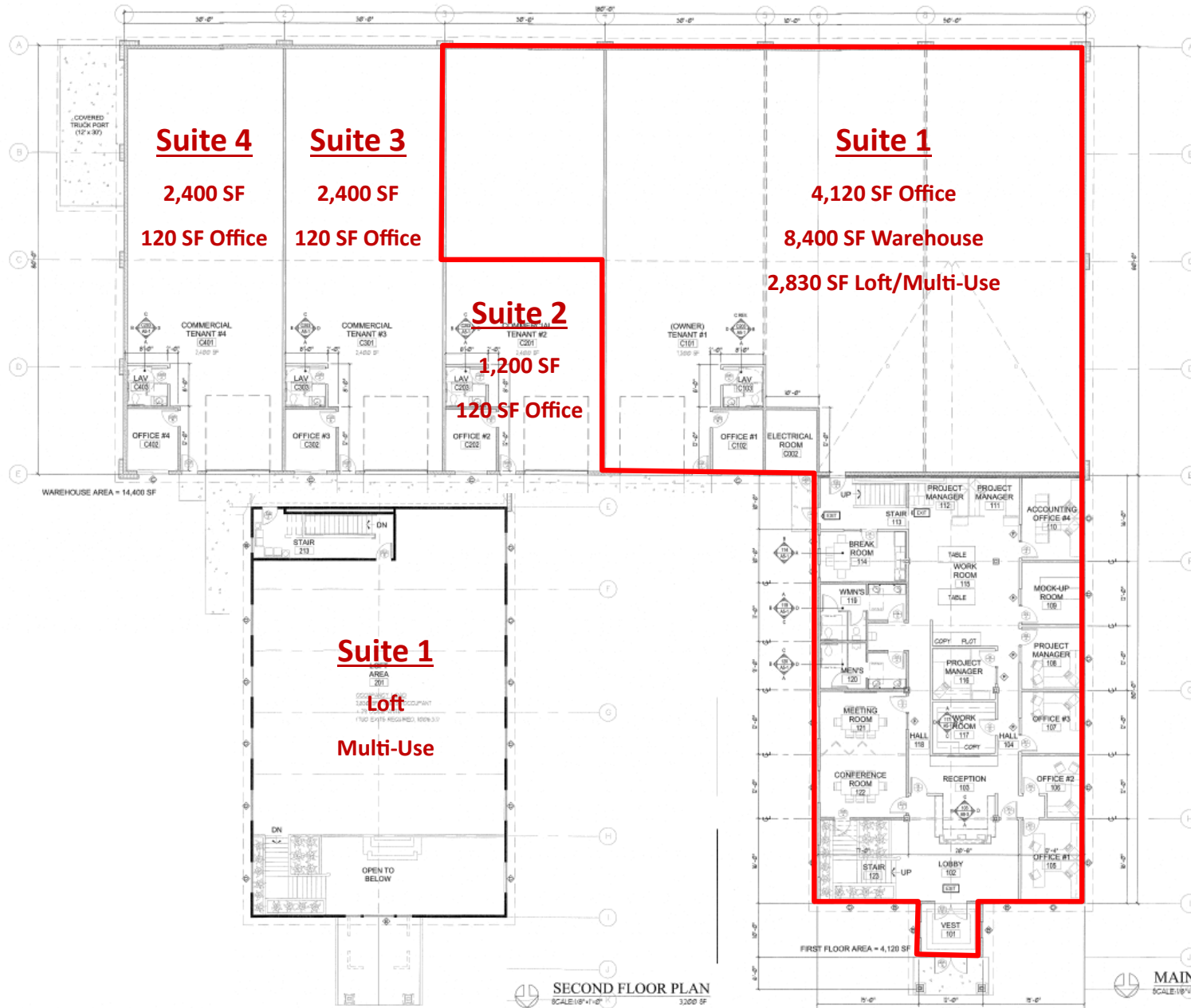
SUITE 1- WAREHOUSE

7217 NORTHEAST 99TH STREET



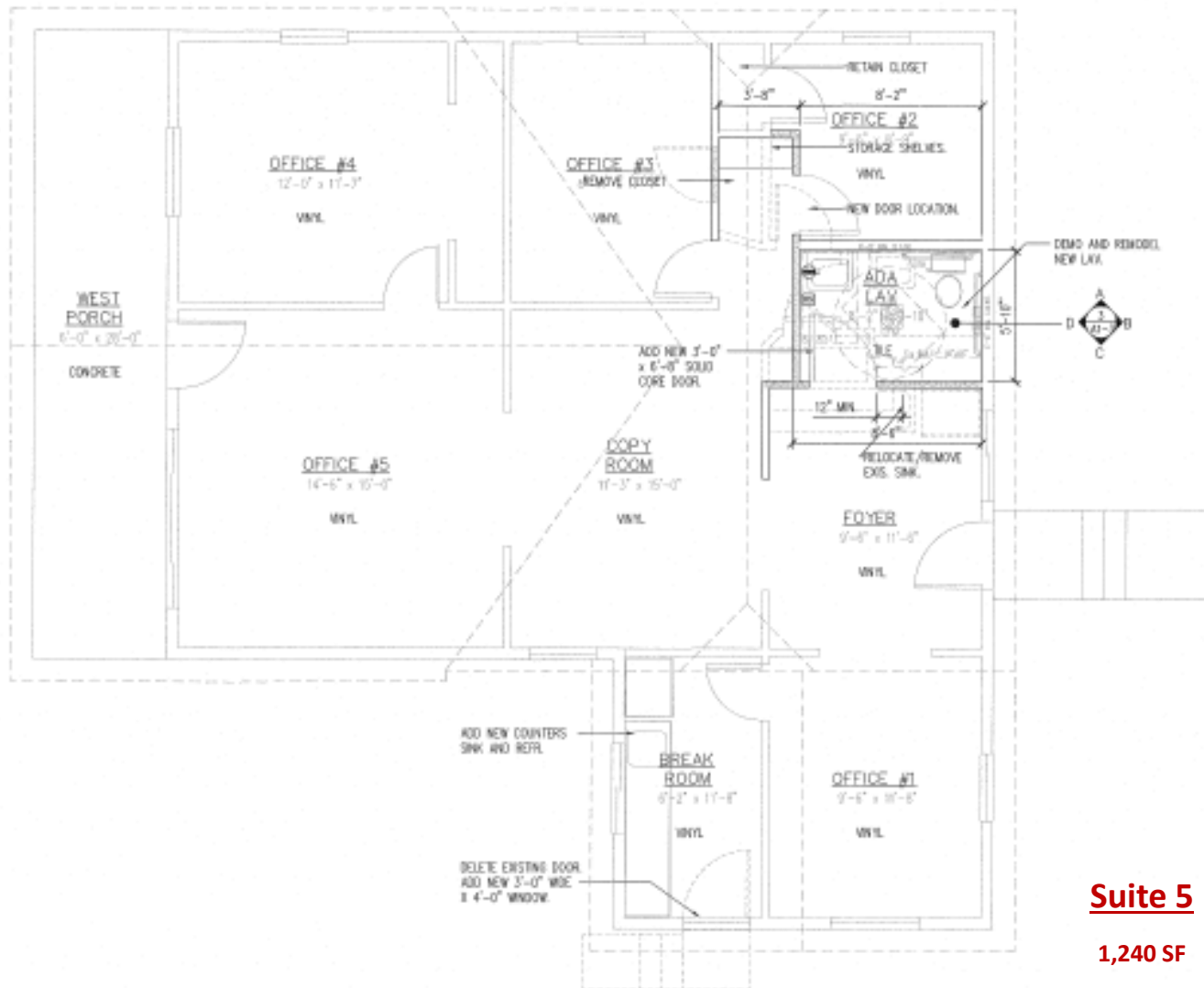
FLOOR PLANS - SUITES 1-4

7217 NORTHEAST 99TH STREET



FLOOR PLAN - SUITE 5

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Suite 5

1,240 SF

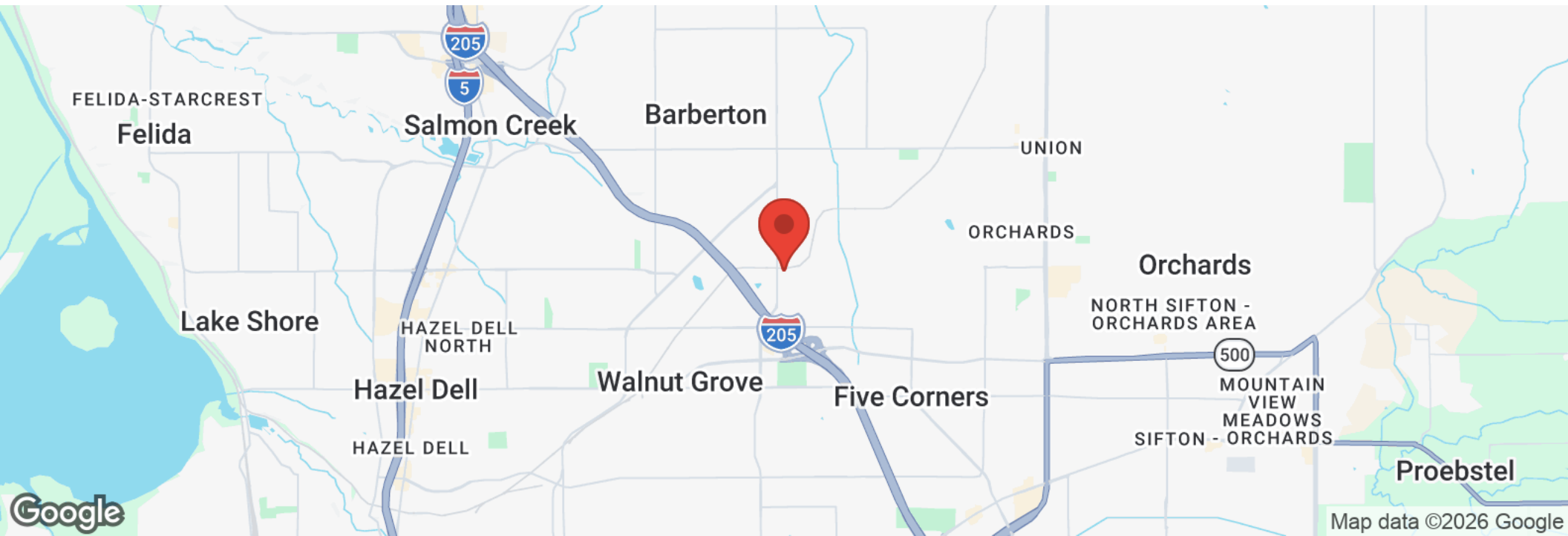
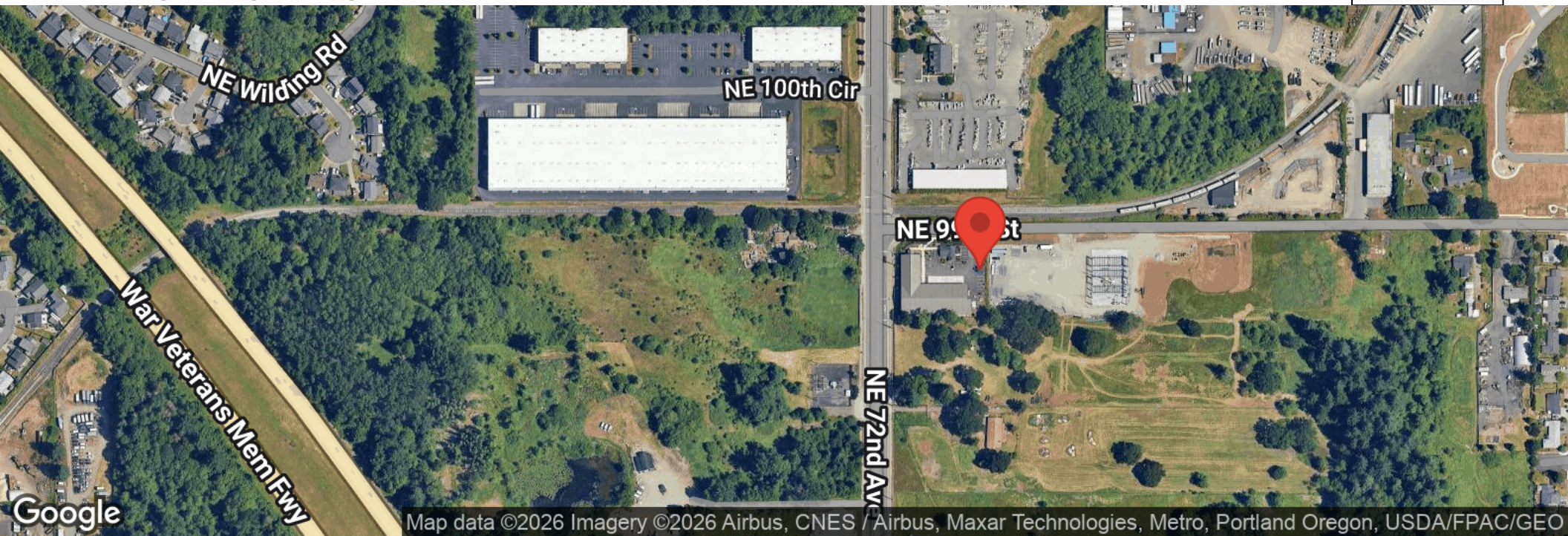


HOME TO OFFICE CONVERSION PLAN

SCALE: 1/4"=1'-0"

LOCATION MAPS

7217 NORTHEAST 99TH STREET



REGIONAL MAP

7217 NORTHEAST 99TH STREET

