



9816 20TH ST SE  
LAKE STEVENS, WA

# STAND ALONE OFFICE For Sale



99TH AVE SE



20TH STREET SE  
**13,358 ADT**



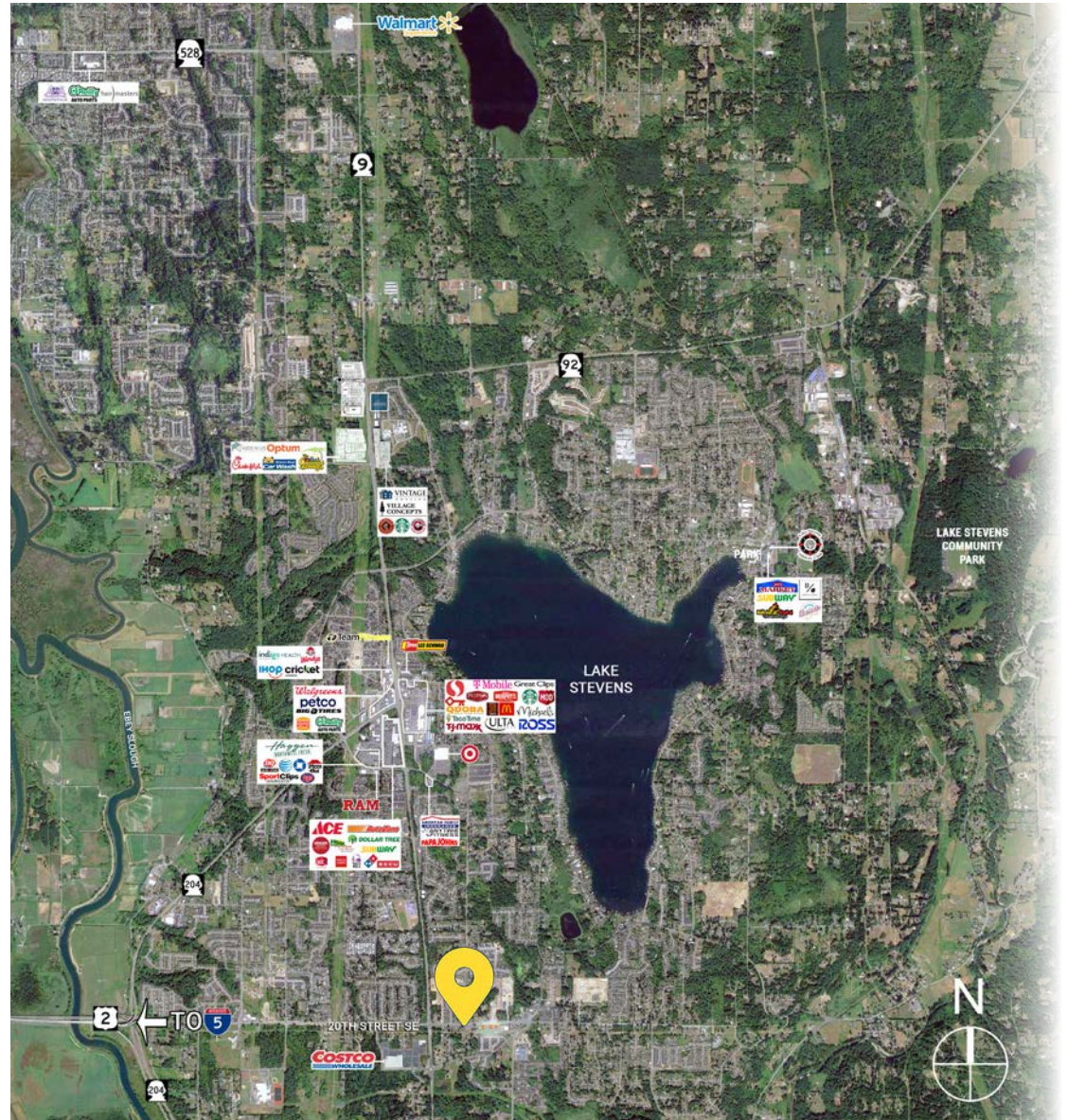
# PROPERTY OVERVIEW | PROPERTY SUMMARY

## PARTIAL OFFICE CONVERSION, LAKE STEVENS, WA

Located just blocks from Costco, this 0.19 AC parcel offers an opportunity for a professional user. The building has been partially converted for office use, with recent capital improvements including updated electrical, paint, flooring, and HVAC. Currently configured with offices, a kitchen, and a conference room, the site provides a strong foundation for a buyer to finalize the transition. Zoned Commercial District (CD), the property sits within the city's rapidly growing southern corridor, benefiting from the heavy daily traffic of 20th St SE. The location offers a strategic, high-visibility footprint for a business looking to complete a custom office conversion and capitalize on the region's diminishing land inventory.

### PROPERTY DETAIL

<b>OPPORTUNITY</b>	Owner/User Office
<b>SITE AREA</b>	0.19 AC (8,276 SF)
<b>PARCEL NUMBER</b>	00457000002802
<b>ZONING</b>	Commercial District (CD)
<b>JURISDICTION</b>	City of Lake Stevens, WA
<b>RATE</b>	\$625,000





**COSTCO**  
WHOLESALE

EVERETT

20TH STREET SE

99TH AVE SE



INQUIRE



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