

BENSON CORRIDOR

Commercial Zoned Development Site

New Reduced Price | CC-MU Zoning | 33,500 SF Site

\$830,000

SALE PRICE

33,500 SF

***\$24.77/SF in a corridor where finished commercial trades significantly higher**

0.77 Acres

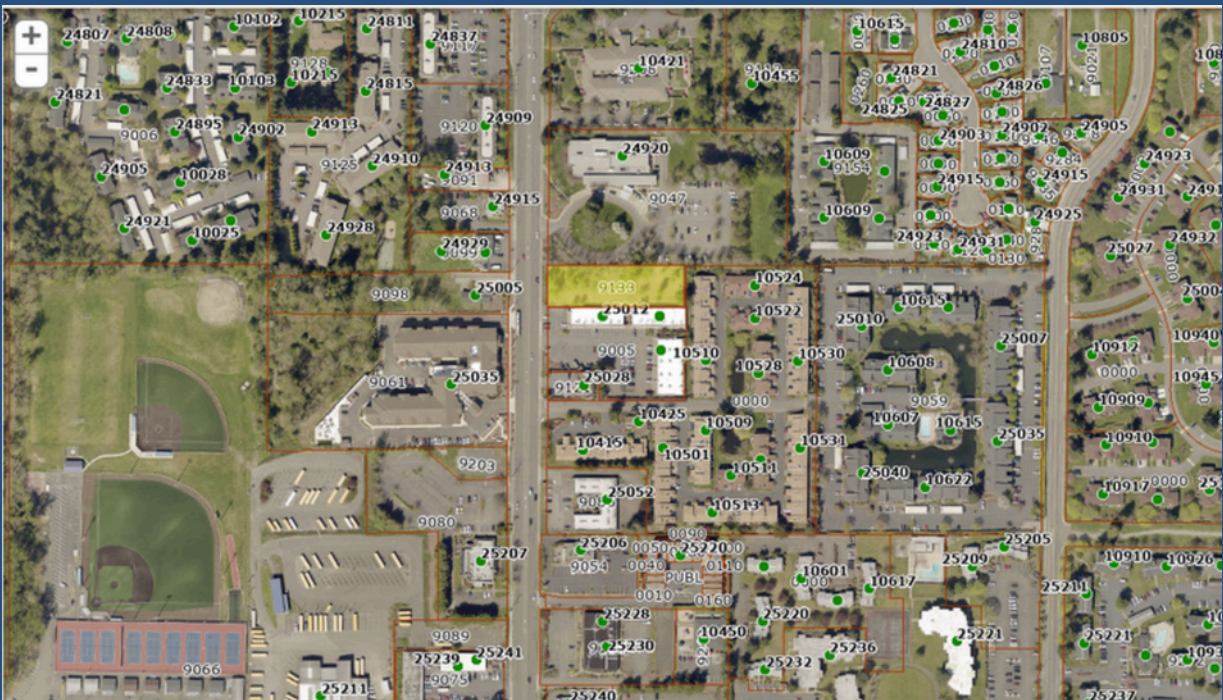
LOT SIZE

\$24.77/SF

PRICE PER SF

CC-MU Zoned

ZONING



PROPERTY OVERVIEW



25002 104th Ave SE

Prime CC-MU Zoned Commercial Parcel
on Kent's East Hill

Land Size: **33,500 SF / 0.77 Acres**
Sale Price: **\$830,000**
Price Per SF: **\$24.77/SF**
Zoning: **CC-MU**
Site: **Level, Development Ready**

CC-MU

COMMUNITY COMMERCIAL/MIXED USE

Key Highlights

- Excellent visibility along 104th Ave corridor
- Near Benson Business Park
- All utilities in street: Water, Sewer, Power, Gas
- Gutter, and sidewalk in place
- Level site with strong development potential
- High-traffic frontage in growth area
- Close proximity to I-405, SR-167, and I-5

Located on the east side of Benson (104th Ave SE) between SE 250th Pl and SE 253rd Pl. Outstanding opportunity for developers or owner-users seeking high-traffic frontage.

ZONING & ALLOWED USES

CC-MU

Allows for a wide range of commercial and mixed-use developments

The CC-MU zoning provides flexibility for professional offices, retail, service-based businesses, and mixed-use.

Potential Development Options

Professional Office

Retail / Food Service

Mixed-Use

Medical / Vet Clinic

Daycare Center

Service Business

Note: Small wetland area present; typical mitigation required. Buyer to verify all uses with the City of Kent.



For More Information - Contact:



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25002 104th Ave SE, Kent, WA

33,500 SF Commercial Development Site

