

FOR SALE | OFFICE & DUPLEX

OWN YOUR BUSINESS LOCATION WHILE GENERATING RENTAL INCOME

OFFICE - 23106 100TH AVE W

DUPLEX - 23102-23104 100TH AVE W

Edmonds, WA

km Kidder
Mathews

FOR SALE OFFICE BUILDING & DUPLEX

EXECUTIVE SUMMARY

LOCATION	Located in the desirable Edmonds Westgate market
ADDRESSES	23106 100th Ave W - office building 23102-23104 100th Ave W - duplex Edmonds, WA
OFFICE BUILDING SIZE	1,920 SF - vacant
RESIDENTIAL DUPLEX SIZE	1,920 SF - occupied
LAND	37,737.5 SF Based on the attached survey supplied by owner.
SALE PRICE	\$1,975,000

PROPERTY HIGHLIGHTS

Owner-user office building available for immediate occupancy.

Existing income-producing duplex.

Ample parking.

High visibility and convenient access.

Potential for future rent growth.

Great access to public transportation.

Redvelopment potential on oversized lot.

REDUCE OCCUPANCY COSTS

Own instead of lease.

Lock in long-term occupancy costs.

Benefit from loan principal reduction over time.

LOCATION ADVANTAGES

Strong local economy.

Affluent residential community.

Easy access to Seattle via Highway 99, I-5, and the Edmonds Ferry.

Walkable amenities.

Restaurants, retail, and services nearby.

Excellent long-term real estate fundamentals.

FINANCIAL OPPORTUNITY

Rental income offsets ownership costs.

Potential financing advantages for owner-occupied commercial properties.

Long-term appreciation and equity growth.

COMPETITIVE ADVANTAGES

Limited owner-user inventory in Edmonds.

Income in place from day one.

Flexible occupancy options.

Attractive alternative to leasing.

Opportunity to control your business location while creating passive income.

LOCATION OVERVIEW





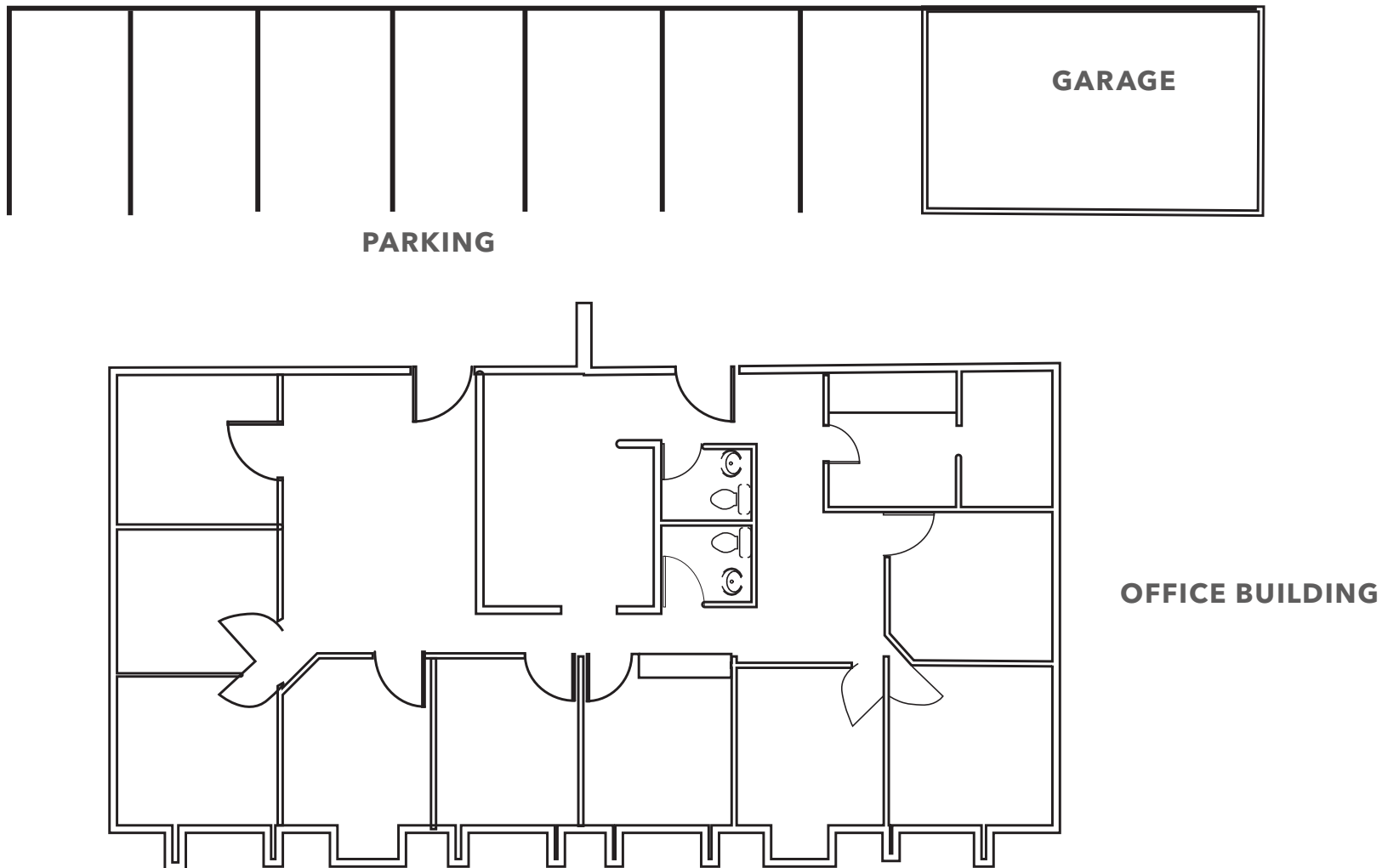
PROPERTY OVERVIEW

OFFICE BUILDING

ADDRESS	23106 100th Ave W, Edmonds, WA
TOTAL SIZE	1,920 SF building 400 SF garage 2,320 SF total
PARCEL NO.	00610700201201
ZONING	WMU
YEAR BUILT	1960
2026 TAXES	\$6,997.74
PARKING	10 Stalls
COMMENTS	Easily divisible



PLAN - OFFICE BUILDING



PROPERTY OVERVIEW

DUPLEX

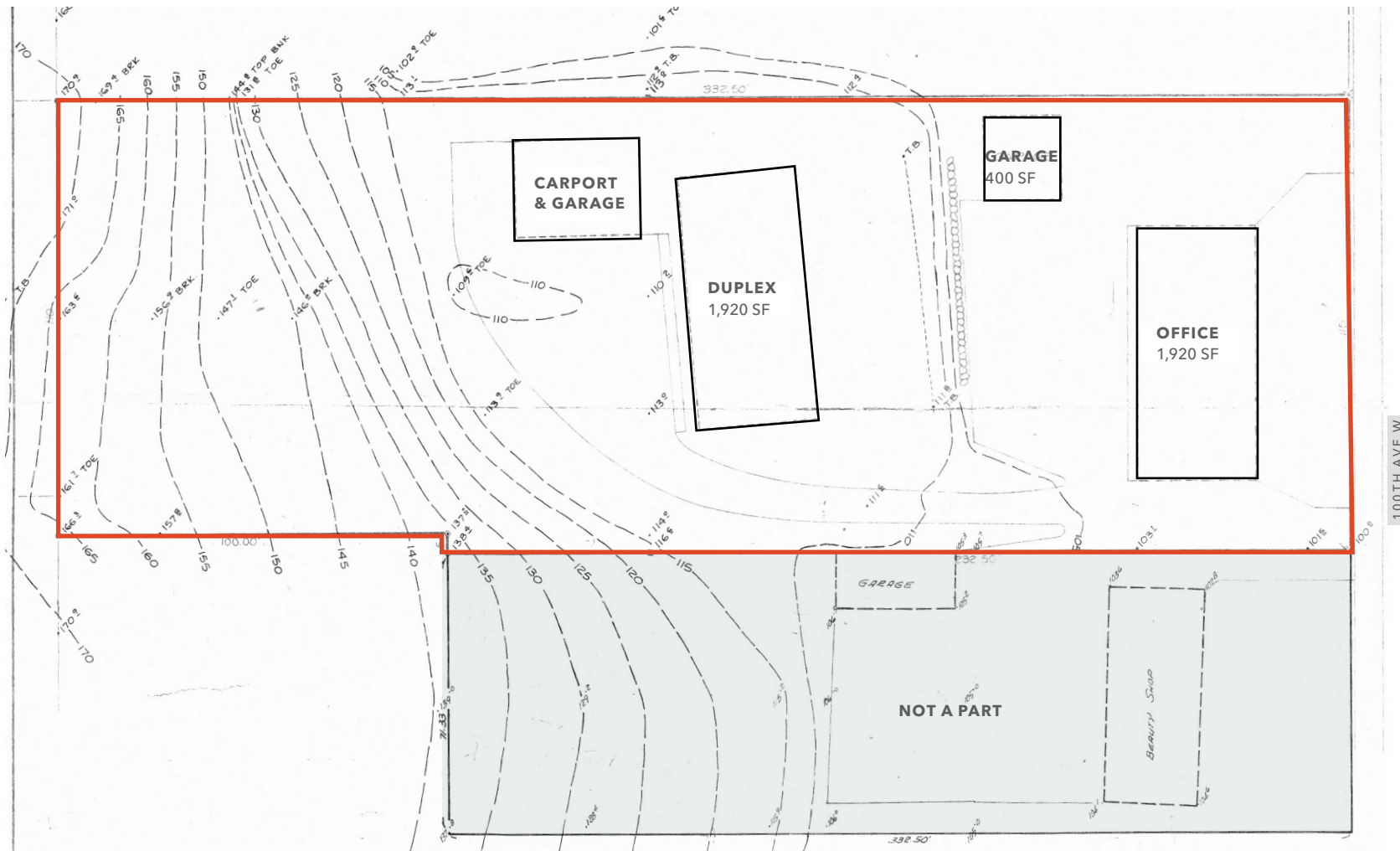
ADDRESS	23102 & 23104 100th Ave W, Edmonds, WA
TOTAL SIZE	1,920 SF
PARCEL NO.	00610700201202
ZONING	WMU
YEAR BUILT	1960
2026 TAXES	\$5,674.92
OPERATING EXPENSES	Tenant pays for electricity & garbage. Landlord pays for water
COMMENTS	Below market rental rates. No increase has been made for 2026.

UNIT MIX

Unit Address	Bedrooms	Bathrooms	Term	Monthly Rent
23102	2	1	MTM	\$1,650
23104	2	1	MTM	\$1,550
TOTAL	4	2		\$3,200



SITE PLAN



Exclusively listed by

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