



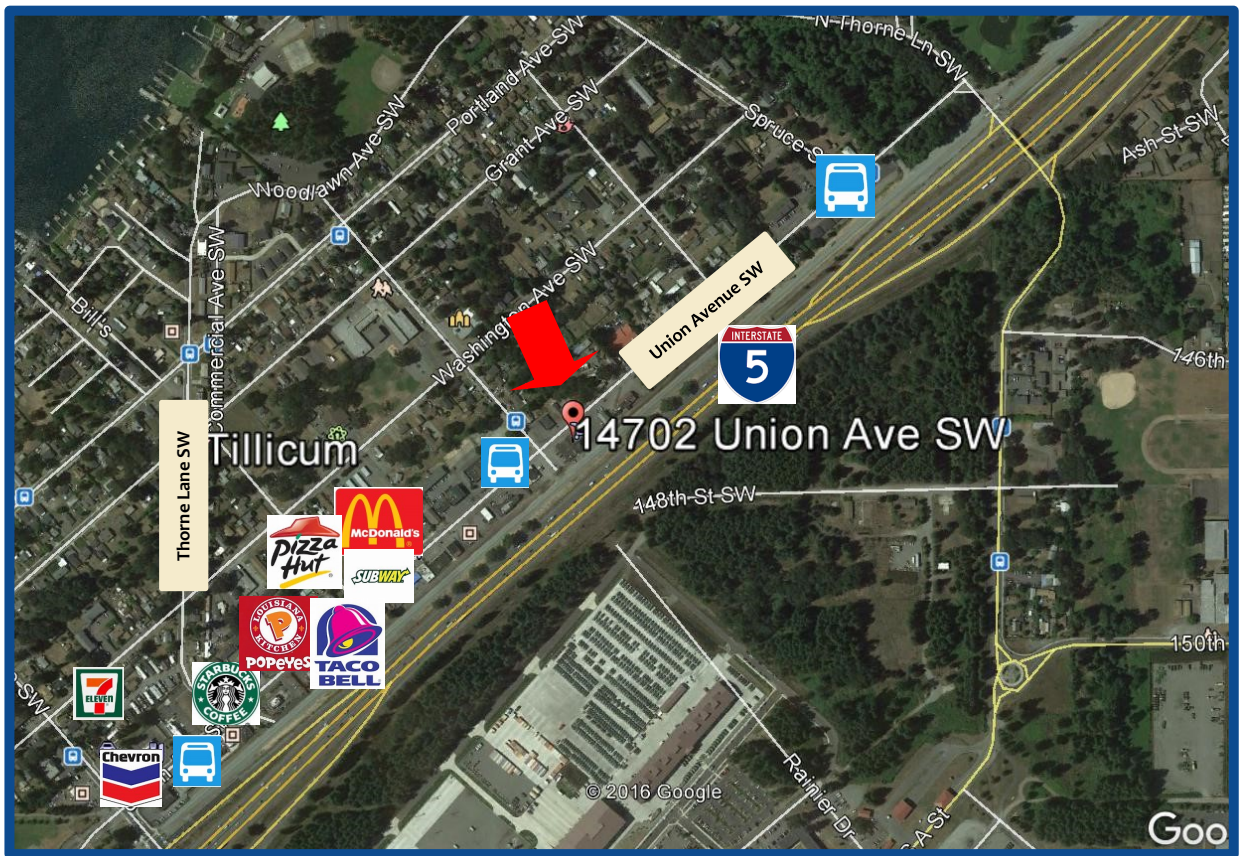
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14702 Union Avenue SW Lakewood, WA

For Sale

\$495,000



Linn Larsen, SIOR

Linn Larsen, LLC
Email: linn@linnlarsen.com
3906 South 74th Street
Tacoma, WA 98409
www.linnlarsen.com

The site consists of approx 1.2 acres and is located in the fast-growing Lakewood/Tillicum/JBLM trade area

- Situated off of Interstate 5 between two freeway interchanges, blocks from one of the main entrances to Joint Base Lewis-McChord (JBLM)
- Zoned MF-1
- Approx 11 miles south of Tacoma City Center
- Traffic Counts - November, 2016 (three months after all construction on the Berkeley bridge concluded) count just a block and a half NE of site hit 6,738 (Source: City of Lakewood Public Works)
- Two income-producing mobile homes on site



Disclaimer: These statements are based upon information we believe to be correct and are obtained from sources we regard as reliable, but we assume no liability for errors or omissions therein.