F O R S A L E

Former Waterhouse Motors Building

2502 Commerce St
Tacoma, WA

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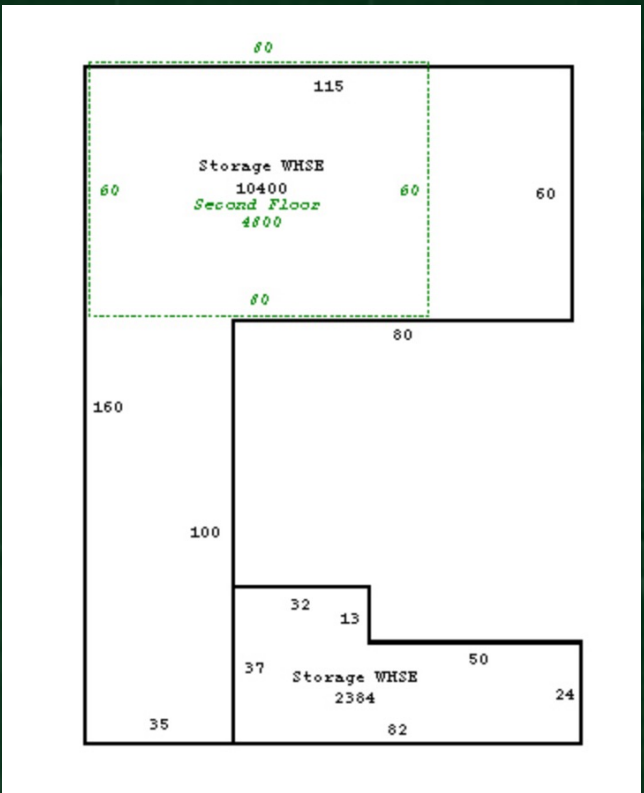
SRE

- Unique owner-user opportunity in Tacoma CBD opportunity zone
- Excellent access to I-5 and the Port of Tacoma
- Tenants all month-to-month
- WR zoning allows for dense residential redevelopment
- 8-min walk from Sound Transit's Tacoma Dome station

PRICE	$3,000,000
ADDRESS	2502 Commerce St Tacoma, WA
BUILDING SIZE	17,584 square feet
LAND SIZE	19,800 square feet
PAVED YARD	2,216 square feet
STORIES	2
POWER	3-Phase
DOCK DOORS	2 Regular – 2 Pony
GRADE DOORS	4
CONSTRUCTION	Concrete Block
AGE	1965
SPRINKLER	No
CURRENT USES	Multi-Tenant Industrial/Office
SUBMARKET	Tacoma CBD
PARCEL	2025050011
ZONING	WR (Warehouse/Residential)
TENANTS	5 (month-to-month)



WR: Warehouse Residential District

The WR District is intended to consist principally of a mixture of industrial activities and residential buildings in which occupants maintain a business involving industrial activities. The preferred uses of the WR District are industrial located entirely in a building and residential. Retail, educational, office, and governmental uses are allowed. The maximum building height in this district is 100 feet.

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