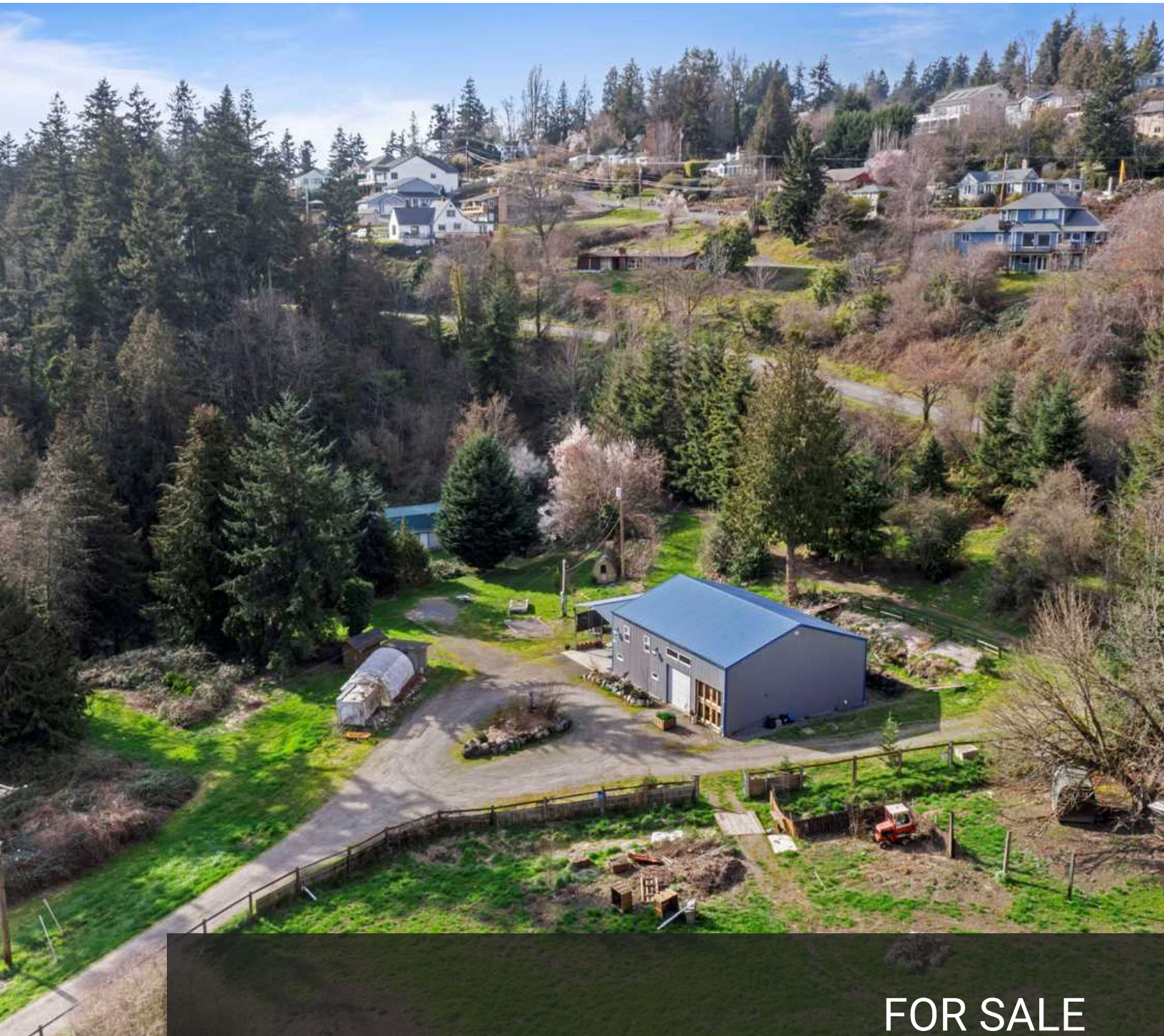


INDUSTRIAL FOR SALE

SUMNER HEIGHTS MU PROPERTY

5626 SUMNER HEIGHTS DRIVE EAST, EDGEWOOD, WA 98372



FOR SALE

KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

JOEY SOLLER

Commercial Broker

O: (253) 606-6332

C: (253) 606-6332

force10commercial@gmail.com

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DISCLAIMER

5626 SUMNER HEIGHTS DRIVE EAST



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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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EXECUTIVE SUMMARY

5626 SUMNER HEIGHTS DRIVE EAST



OFFERING SUMMARY

PRICE: \$650,000

BUILDING SF: 1,920

PRICE / SF: \$338.54

LOT SIZE: 2.47 Acres

YEAR BUILT: 2004

ZONING: SF-3, Industrial

PERMITTED USES: Single Family, MF, Light Industrial

UTILITIES: Well, Power

PROPERTY OVERVIEW

Welcome to the ultimate opportunity for entrepreneurs and homeowners alike! This exceptional property boasts two parcels of land sold together, totaling 2.11 acres SF-3 and .36 zoned industrial in the beautiful Edgewood, WA. The possibilities are endless with this mixed-use gem, making it the perfect fit for your residential and commercial needs.

As you enter the property, you will be immediately struck by the abundance of space and opportunity. The land features a private well onsite, a 1,920 SF shop (unpermitted), and an adjoining living area that includes a kitchen, laundry, bedrooms, and bathroom. The living space is designed with comfort in mind, offering a cozy and tranquil ambiance perfect for relaxing after a long day of work. The shop is a blank canvas, ready for you to customize to fit your needs.

The large level lot is perfect for anyone who loves to spend time in the garden. There is an abundance of garden space, fruit trees, a chicken coop, and even a green house! Imagine stepping outside to harvest fresh fruits and vegetables to prepare a delicious meal in your kitchen. The tool shed is perfect for storing your gardening equipment, while the RV parking offers ample space to park your vehicle with both covered and uncovered options.

This property provides the perfect balance between country living and modern conveniences. Enjoy the peace and serenity of the countryside while still being close to freeway access and amenities. You can easily access everything you need, from shopping centers to restaurants, with just a short drive.

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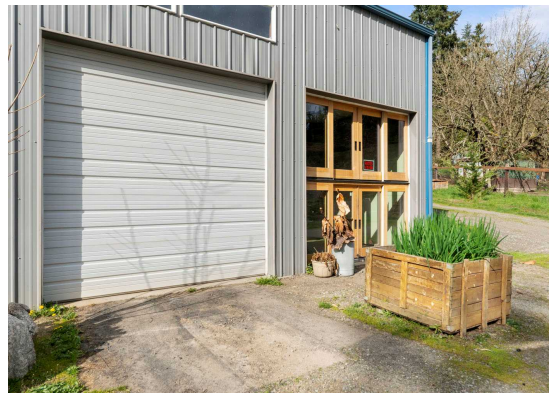


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PICTURES

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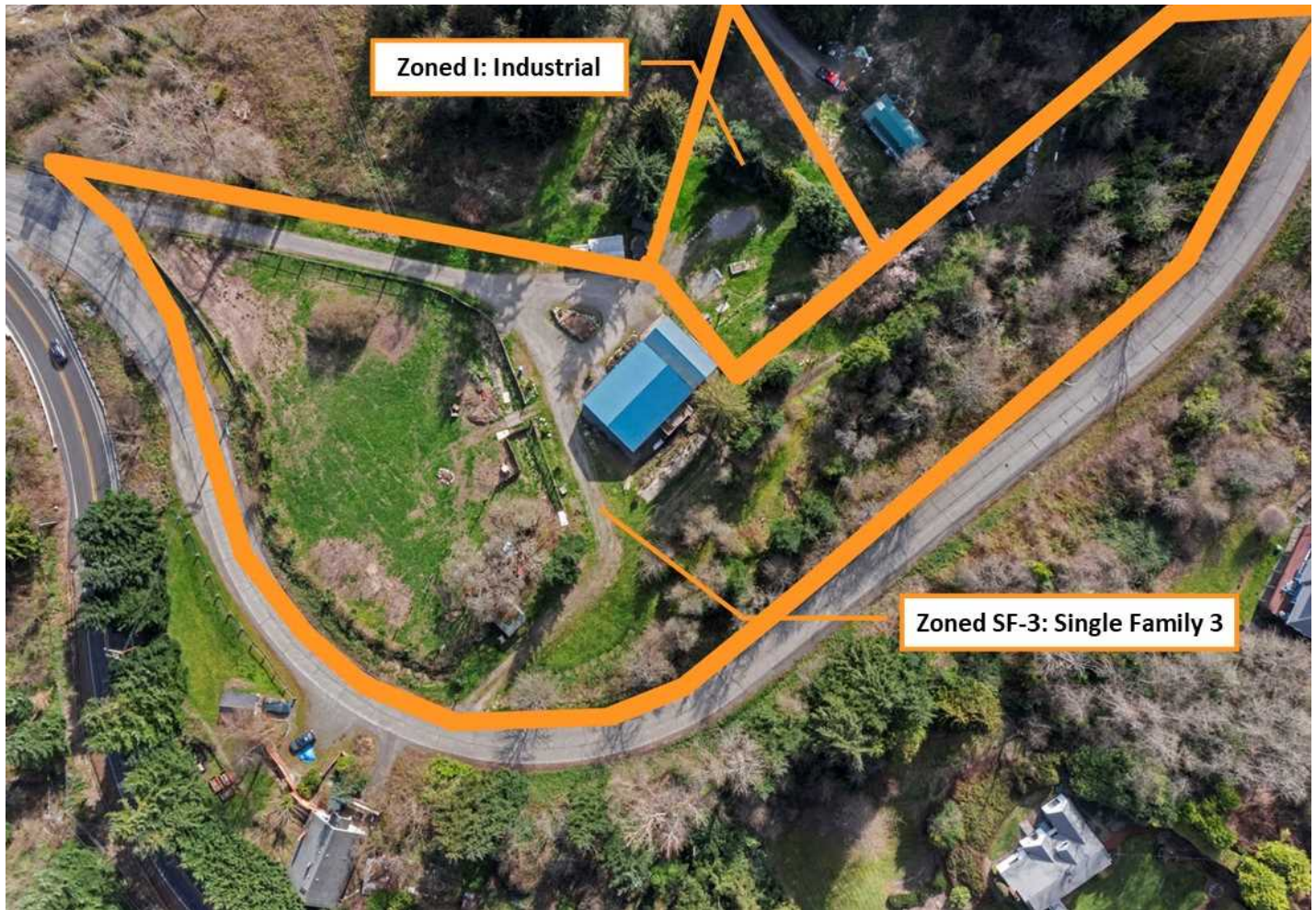


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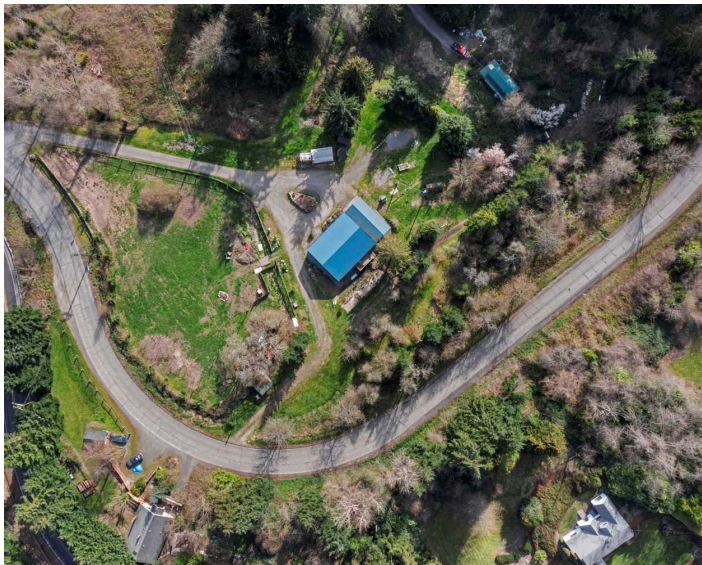


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LOCATION & HIGHLIGHTS

5626 SUMNER HEIGHTS DRIVE EAST



LOCATION INFORMATION

Building Name: Sumner Heights MU Property
Street Address: 5626 Sumner Heights Drive East
City, State, Zip: Edgewood, WA 98372
APN: 0420234144, 0420234111
County: Pierce
Market: Puyallup - Sumner
Sub-market: Edgewood

LOCATION OVERVIEW

This property offers the perfect opportunity for those looking for a mixed-use space that caters to both residential and commercial needs. The private well, large level lot, garden space, fruit trees, chicken coop, green house, and tool shed provide the ideal platform for all your gardening needs. And with the property's proximity to freeway access and amenities, you can enjoy the best of both worlds: country living and modern convenience.

Don't miss out on this rare opportunity to invest in your dream property. Schedule a tour today and experience everything this property has to offer firsthand. Contact us today to schedule a viewing and make this property yours!

PROPERTY HIGHLIGHTS

- .36 AC Zoned Industrial
- 2.11 AC Zoned Residential
- Close to local services
- Large shop w/ Living space
- Blank Slate

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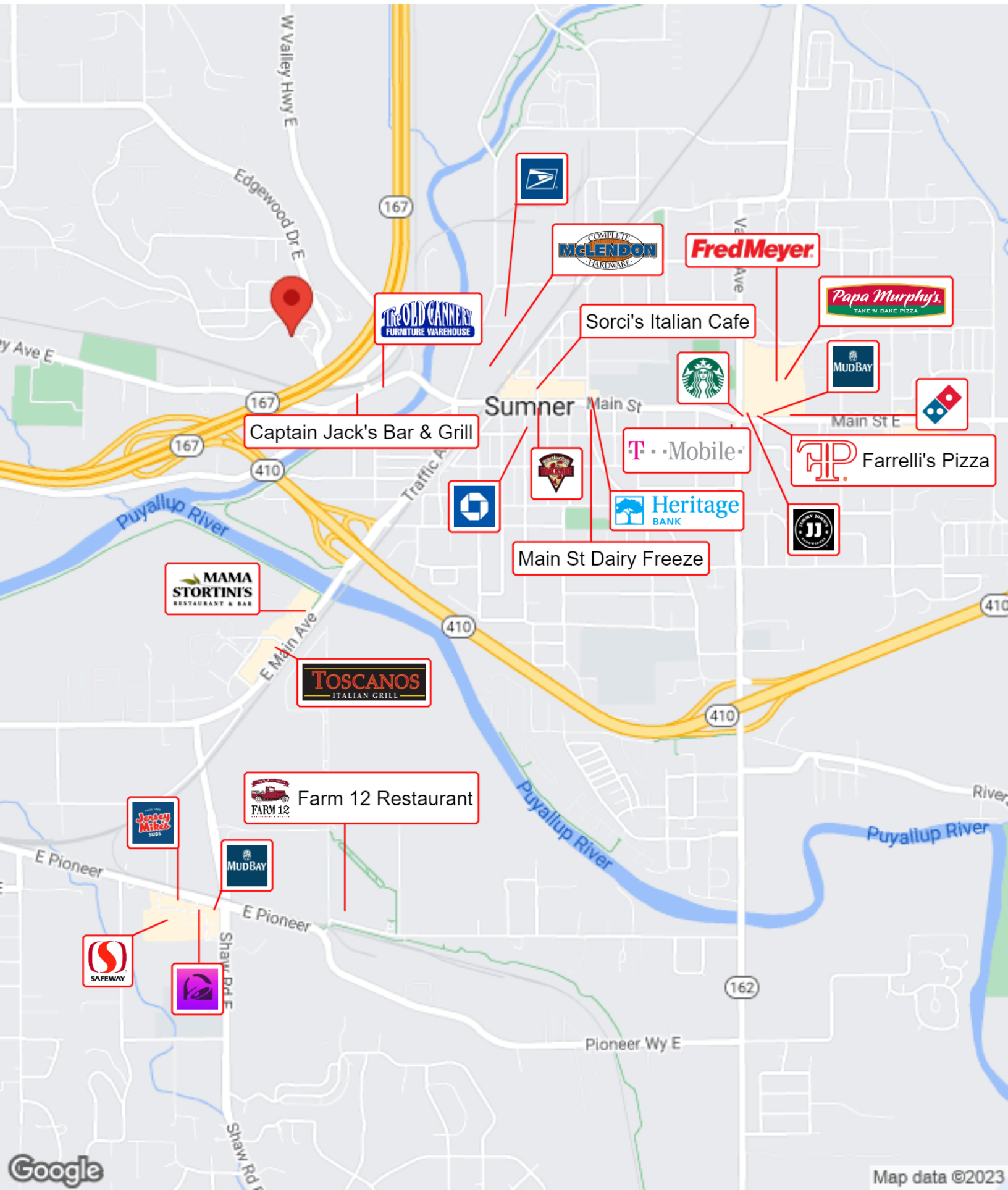


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BUSINESS MAP

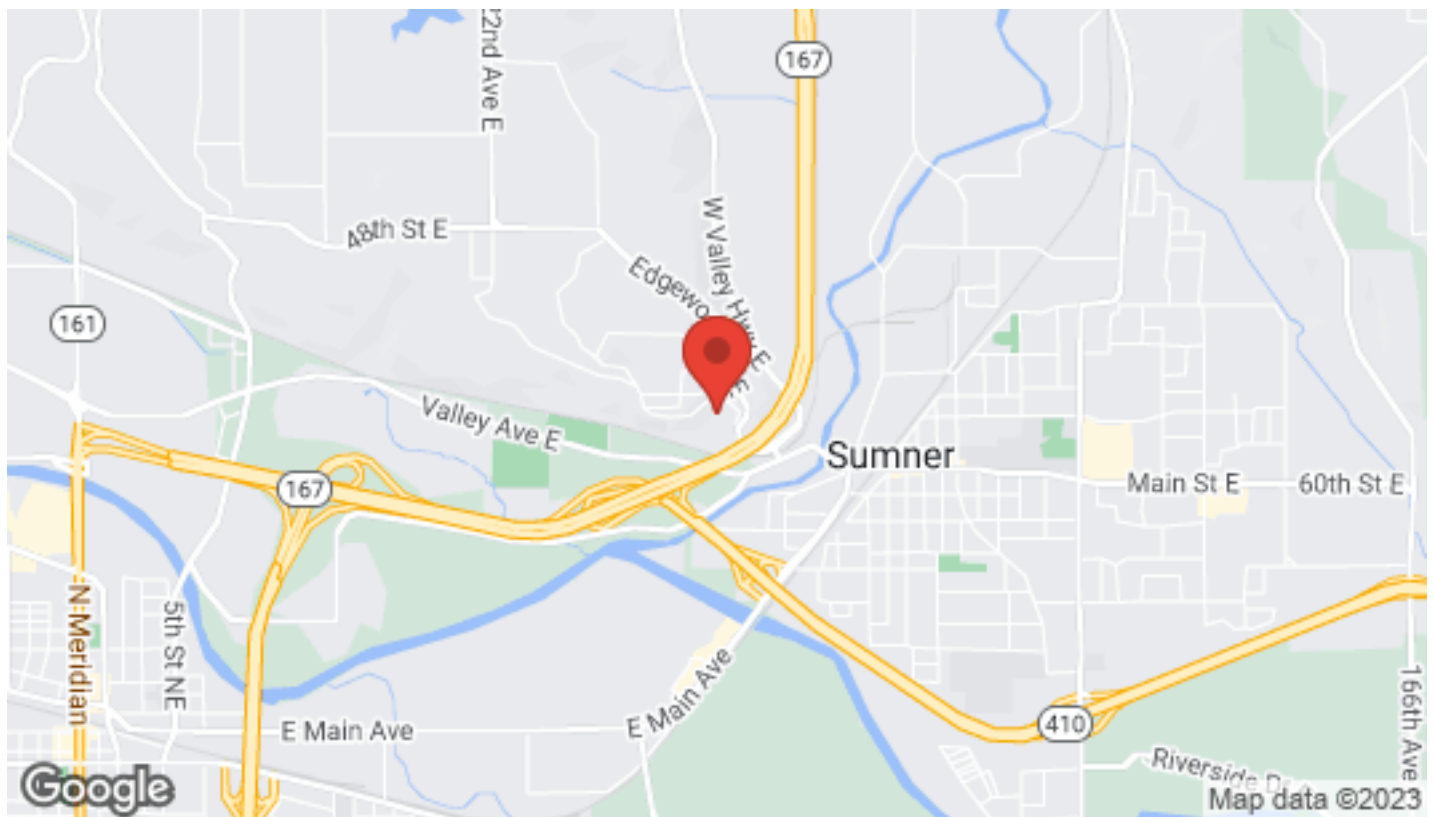
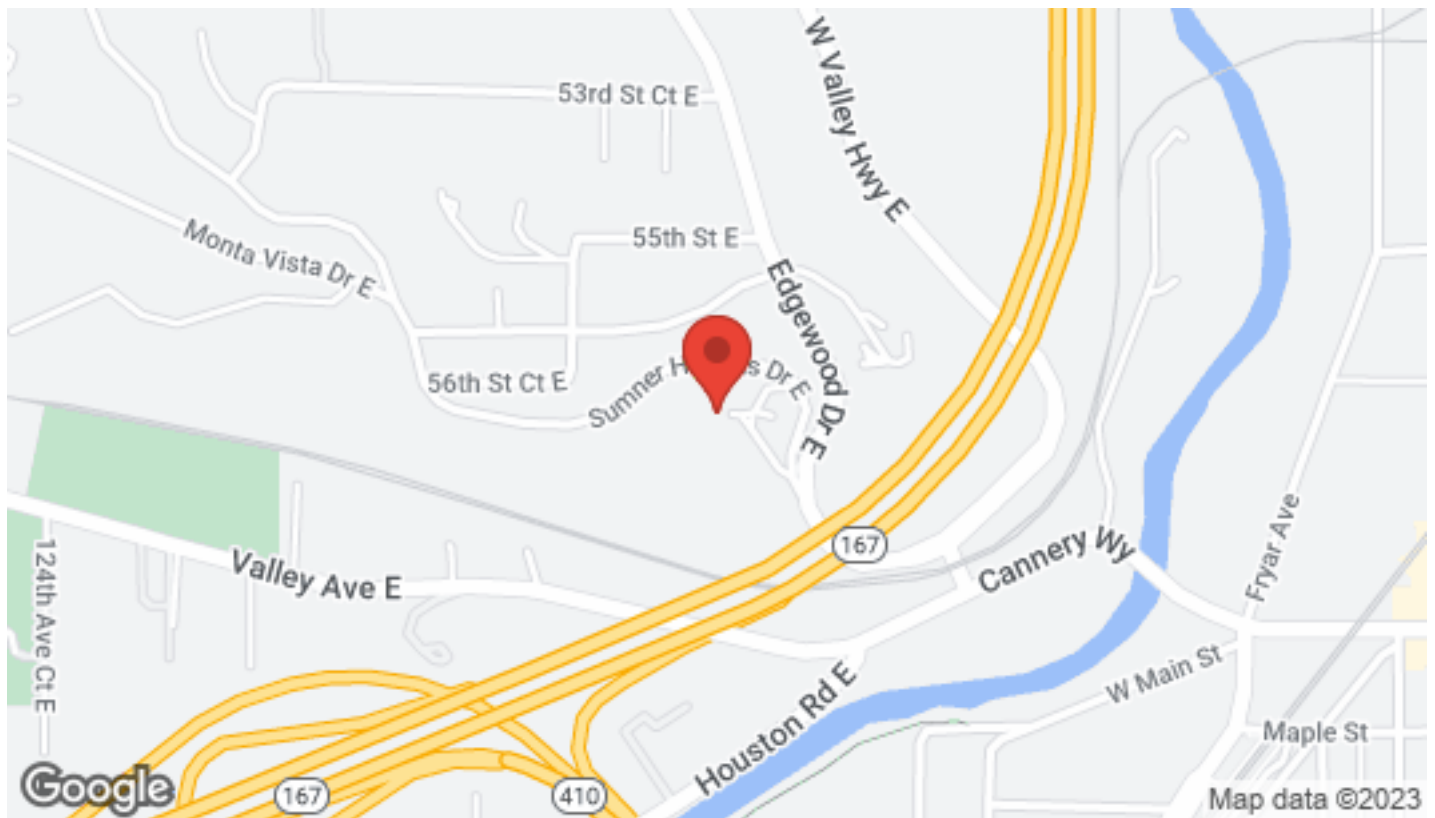
5626 SUMNER HEIGHTS DRIVE EAST



- USPS
- McLendon Hardware
- Fred Meyer
- Papa Murphy's
- MUDBAY
- Starbucks
- Domino's
- Farrelli's Pizza
- Heritage Bank
- T-Mobile
- Sorci's Italian Cafe
- The Old Cannery Furniture Warehouse
- Captain Jack's Bar & Grill
- Main St Dairy Freeze
- MAMA STORTINI'S RESTAURANT & BAR
- TOSCANOS ITALIAN GRILL
- Farm 12 Restaurant
- MUDBAY
- Jasper Mikes
- Safeway
- Shaw Rd

LOCATION MAPS

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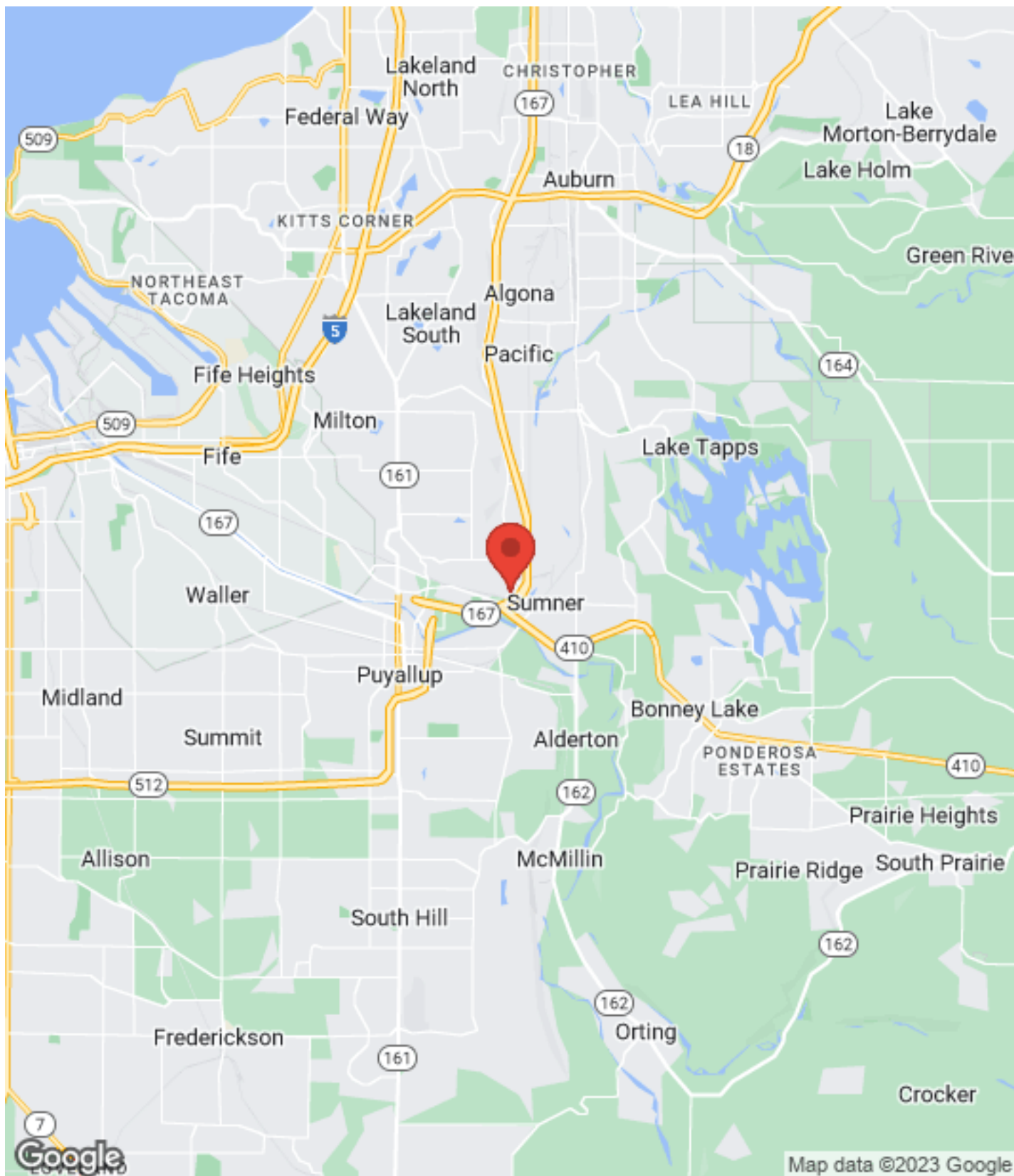


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REGIONAL MAP

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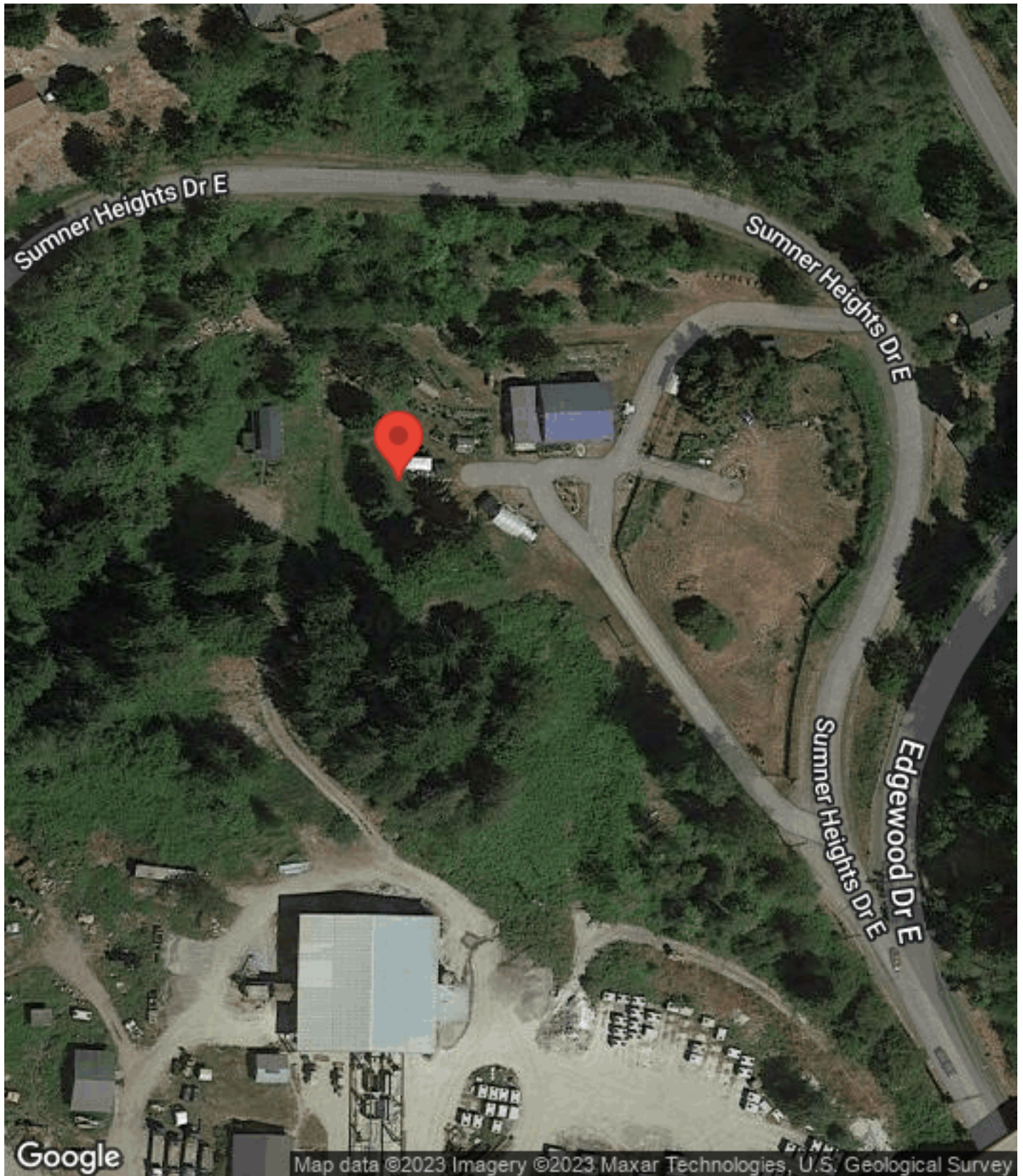


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AERIAL MAP

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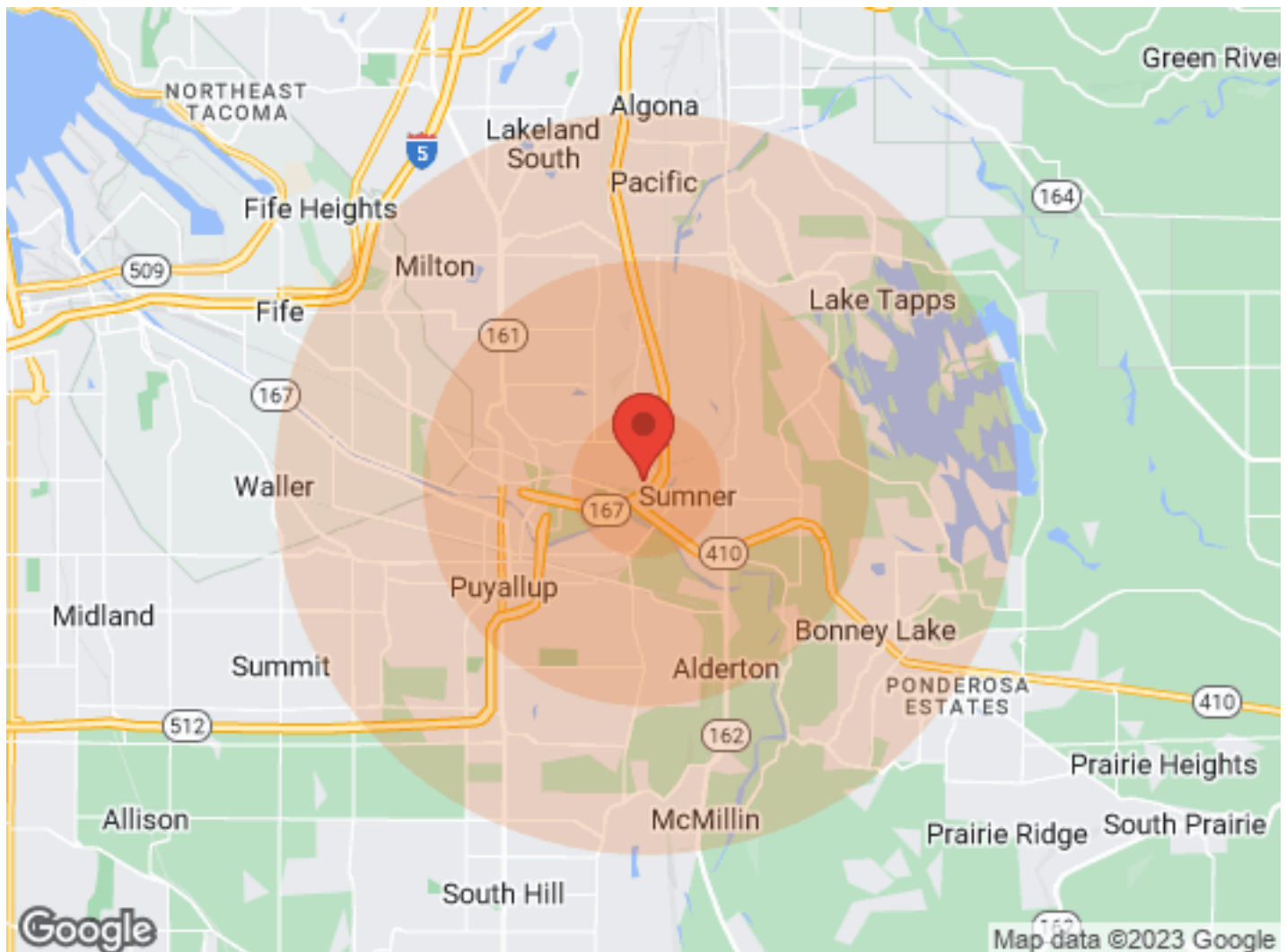


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,160	23,077	71,042
Female	3,178	24,370	74,441
Total Population	6,338	47,447	145,483

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,251	8,959	28,370
Ages 15-24	815	6,321	20,285
Ages 55-64	780	6,045	18,774
Ages 65+	852	7,946	23,968

Race	1 Mile	3 Miles	5 Miles
White	5,684	42,859	124,971
Black	45	382	2,151
Am In/AK Nat	27	185	513
Hawaiian	30	85	465
Hispanic	534	3,397	10,539
Multi-Racial	946	6,300	21,884

Income	1 Mile	3 Miles	5 Miles
Median	\$61,823	\$58,596	\$68,612
< \$15,000	199	1,466	3,559
\$15,000-\$24,999	121	1,341	3,892
\$25,000-\$34,999	276	1,927	4,782
\$35,000-\$49,999	582	3,305	8,347
\$50,000-\$74,999	559	3,568	11,221
\$75,000-\$99,999	426	2,647	8,787
\$10,000-\$149,999	405	3,159	10,298
\$150,000-\$199,999	36	1,025	3,461
> \$200,000	26	454	1,768

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,030	21,178	60,935
Occupied	2,653	19,571	57,042
Owner Occupied	1,102	11,729	37,878
Renter Occupied	1,551	7,842	19,164
Vacant	377	1,607	3,893

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