



Each office independently owned and operated

RE/MAX METRO REALTY

2312 Eastlake Ave E

Seattle, WA 98102

425 230 7538

METROEASTSIDE.COM

FOR SALE

LYNNWOOD OFFICE BUILDING

CALL FOR PRICE

CEDAR VALLEY OFFICE PARK

20102 CEDAR VALLEY RD, LYNNWOOD, WA 98036



PRESENTED BY:

JENNY LIU

Managing Broker

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WA #22024760

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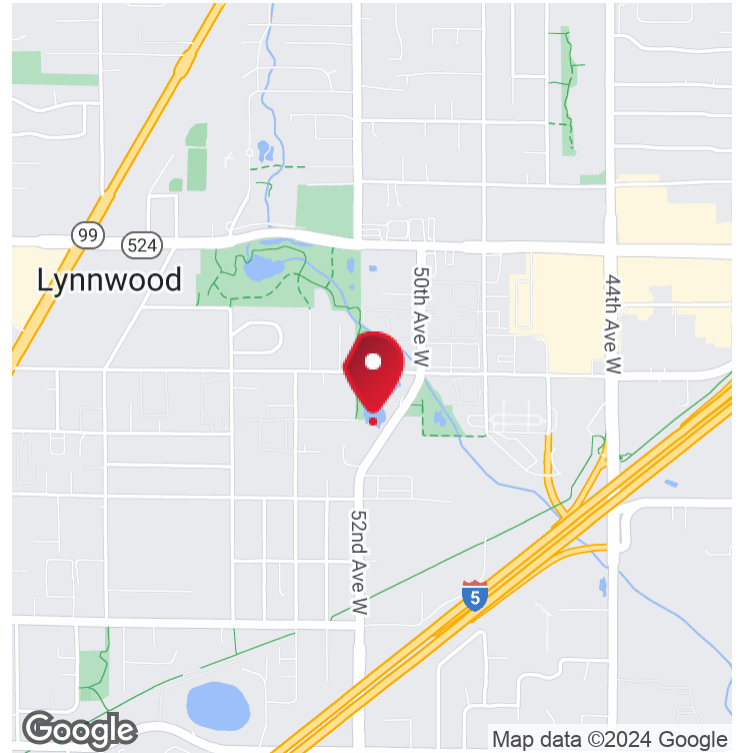
All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	9,530 SF
Rent-able SF:	8,481 SF
Occupied SF:	5,402 SF
Vacant SF:	3,079.6 SF
Lot Size:	40,946 SF
Number of Units:	10
Year Built:	1978
Zoning:	NC
Market:	Lynnwood

PROPERTY OVERVIEW

Rare Lake Front / View Office Building total 9,931SF with 45 Parking Spaces sits on nearly 1 Acre lot. This property is just 3 mins drive / 15 mins Walk to New Lynnwood LightRail Station (2024 Completion).

Property Highlights

- Lake View Office Building
- Great Location, near light rail station
- Great Owner -Use Opportunities
- 45 Parking Spaces

BROKER INSTRUCTION:

- PLEASE DO NOT DISTURB TENANTS
- CALL LISTING BROKER 425 230 7538 FOR SHOWINGS

OFFICE BUILDING
FOR SALE

LOCATION-CITY OF LYNNWOOD



THE CITY OF LYNNWOOD

Lynnwood is a city in Snohomish County, Washington, United States. The city is part of the Seattle metropolitan area and is located 16 miles north of Seattle and 13 miles south of Everett, near the junction of Interstate 5 and Interstate 405.

LYNNWOOD LIGHT RAIL EXTENSION PROJECT

The Lynnwood Link project extends light rail from Northgate into Snohomish County, serving four stations, Shoreline South/148th, Shoreline North/185th, Mountlake Terrace and Lynnwood City Center. Upon opening in 2024*, riders will enjoy fast, frequent and reliable service between south Snohomish County and the University of Washington, downtown Seattle, the Eastside, Sea-Tac Airport and more.

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ADDITIONAL PHOTOS



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20102 CEDAR VALLEY RD

AERIAL MAP



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// RENT ROLL

Units #	Rentable SF	Tenant Name	Monthly Rent (\$)	Annual Rent (\$)	\$/SF Annual
100	343.24	A & O Consulating	628.83	7545.96	21.98
102	431.85	Vacant			
103	196.63	D & P	519.14	6229.68	31.68
104	379.78	V & A	662.00	7900.00	20.80
105		Vacant			
106		Vacant			
107		Vacant			
201	778.12	R & M Law Office	1650.00	19,800.00	25.45
202,4&6	2841.45	A & O	5,208.50	62,502.00	22.00
230,5&7	1352.6	T & S	2,390.34	28,684.08	21.21

% OF PROPERTY Sq.Ft

OCCUPIED UNITS	6	60%	5,402.00
VACANT UNITS	4	40%	3,079.60
TOTAL UNITS	10		8,481.60

OFFICE BUILDING
FOR SALE

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// INCOME & EXPENSES

INCOME

		CURRENT		PROFOMA
Scheduled Rent Income		\$223,982		\$275,568
+NNN		3780.72		\$0
-Less Physical Vacancy	40%	-\$89,593	5%	-\$13,778
Gross Income		\$138,170		\$261,790

EXPENSES

Property Taxes		\$16,284		\$16,284
Property Insurance		\$6,487		\$6,487
Management	5%	\$6,448		\$6,448
Utility		\$16,250		\$16,250
CMA		\$61,700		\$61,700
TOTALEXPENSES		\$107,169		\$107,169

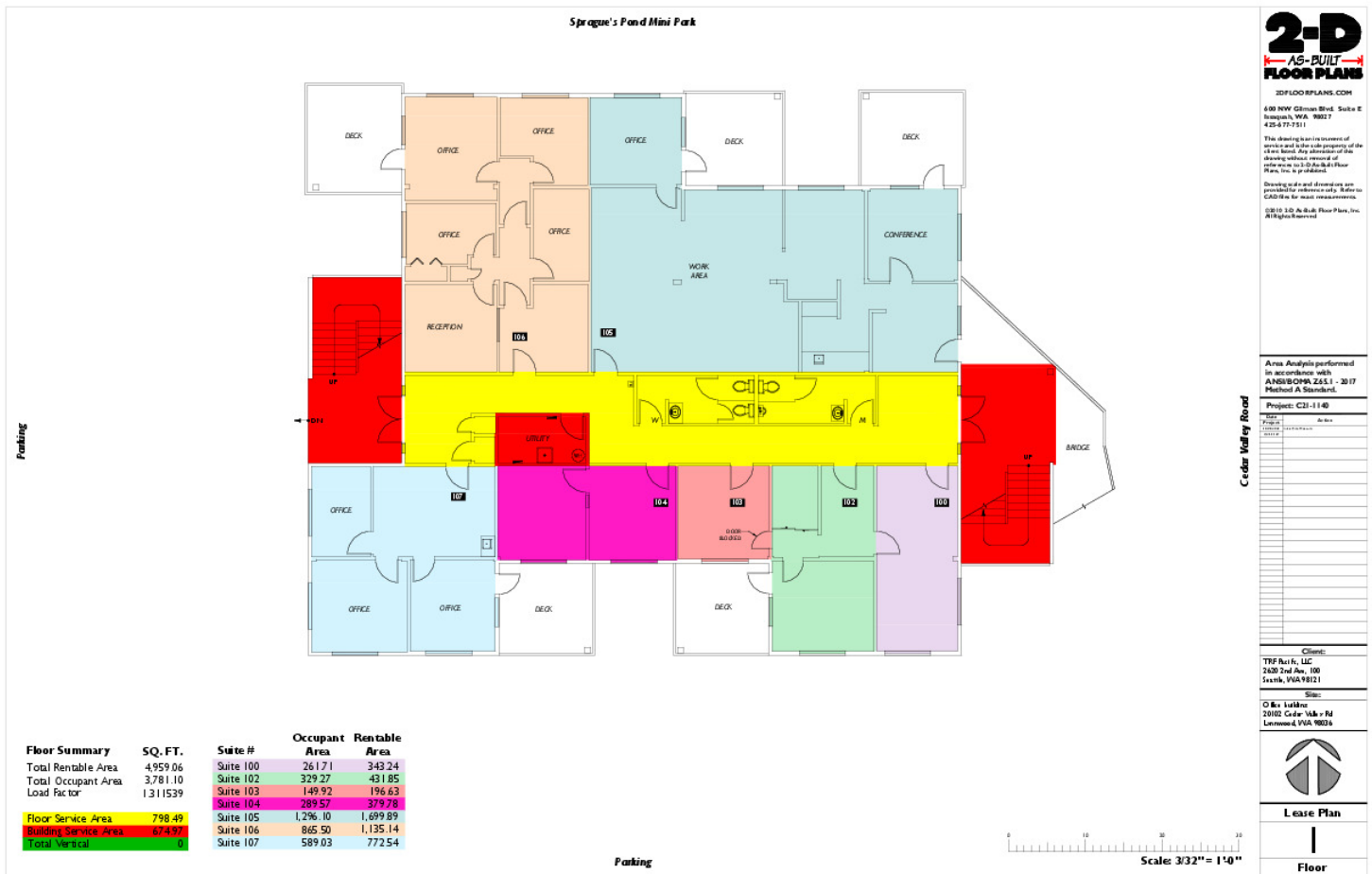
NET OPERATING INCOME

CURRENT	PROFOMA
\$21,799	\$147,979

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1ST FLOOR PLANS



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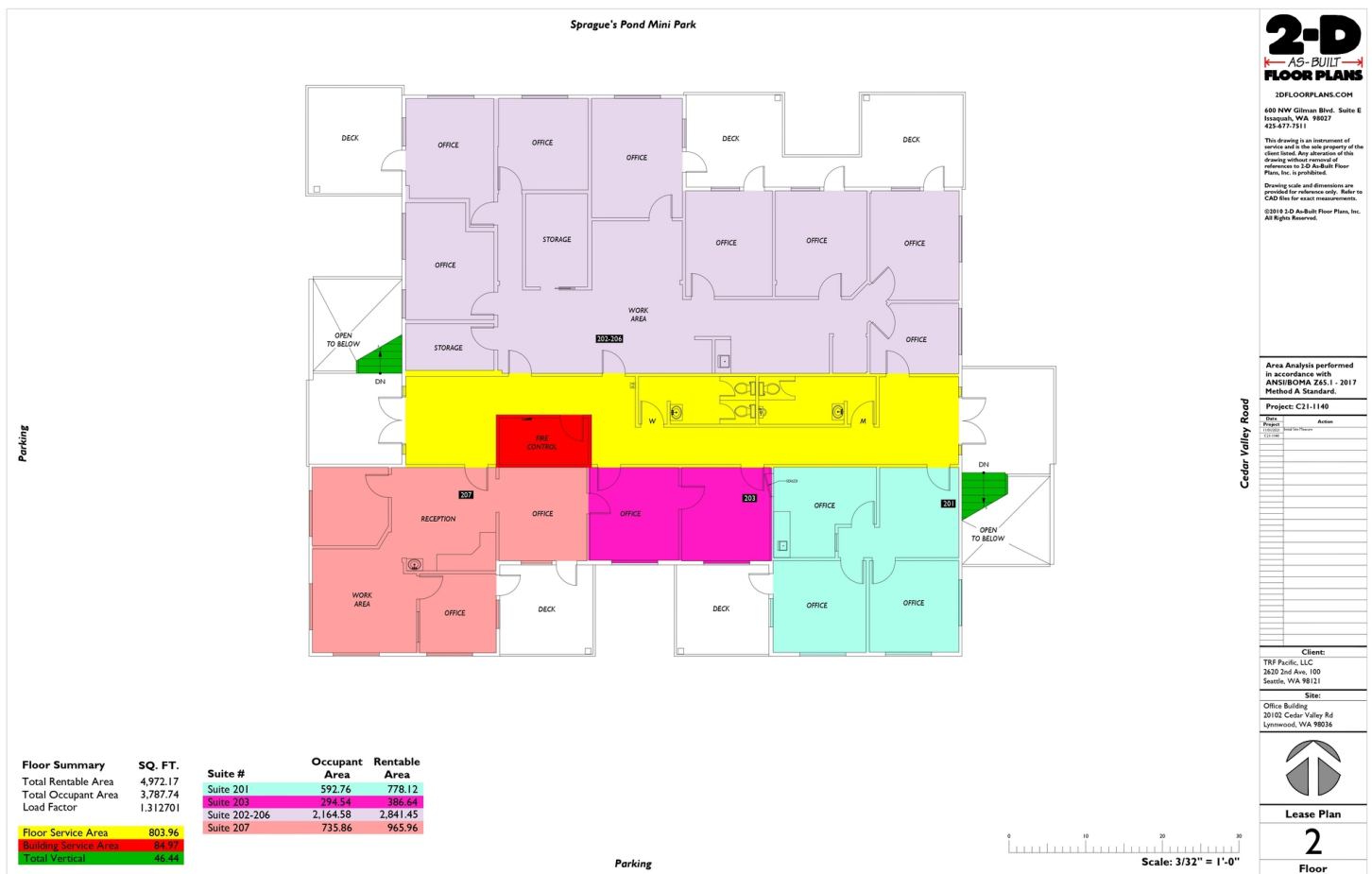
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// 2ND FLOOR PLANS



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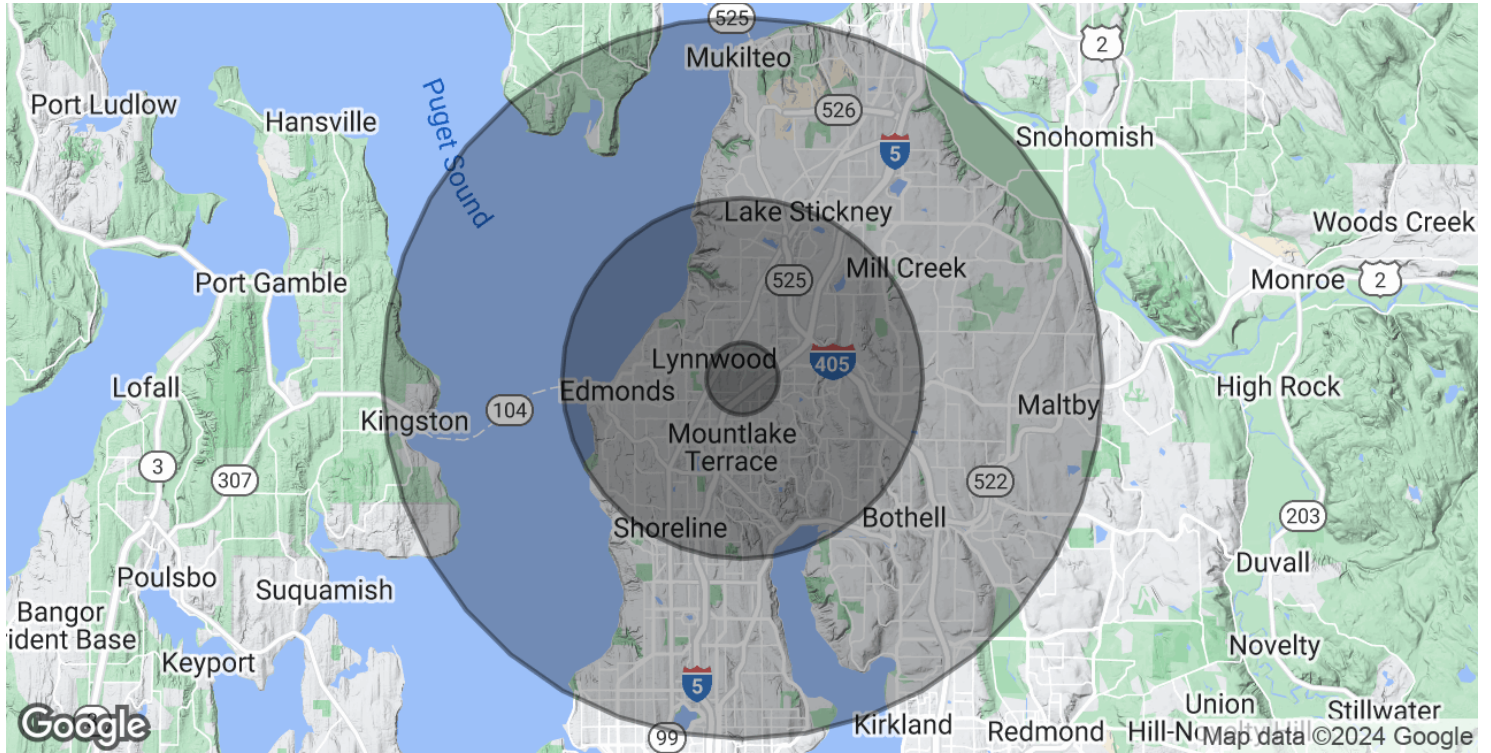
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	18,121	311,312	859,505
Average Age	38.0	40.2	39.5
Average Age (Male)	35.1	39.1	38.6
Average Age (Female)	40.1	41.2	40.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	7,482	123,152	351,366
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$71,497	\$111,339	\$117,027

* Demographic data derived from 2020 ACS - US Census

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