COMMERCIAL LAND FOR SALE

SOUTH HILL INDUSTRIAL LAND

15424 110TH AVE EAST, PUYALLUP WA

FOR SALE

KW COMMERCIAL | TACOMA
7525 28th Street West
University Place, WA 98466

Each Office Independently Owned and Operated

PRESENTED BY:

MICHAEL ARMANIOUS
Managing Director
O: (253) 460-8640
C: (253) 988-6115
marmanious@kw.com

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PROPERTY PHOTOS

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PROPERTY SUMMARY

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Property Summary

Address1:	15424 110th Ave East
APN:	0419223014
Building SF:	1798
Lot Size:	3.69 Acres
Market:	Puyallup
Sub-market:	Sunrise
Price / Acre:	609756
Price:	$2,090,000
Year Built:	1954
Zoning:	EC

Property Overview

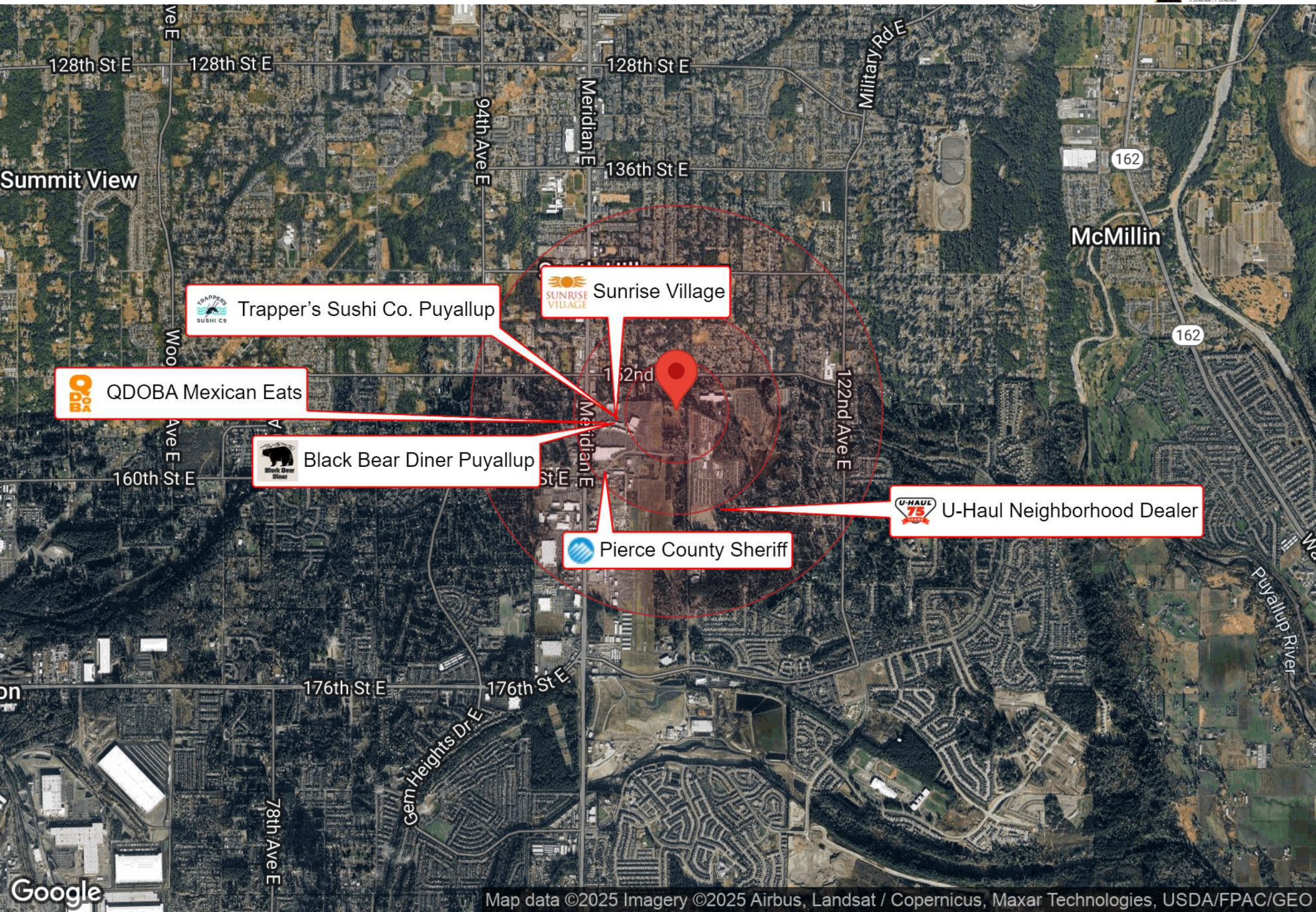
Rare Opportunity for Acreage in South Hill: Unique chance to acquire acreage in a sought-after location, offering flexibility for development or expansion.
Growing Area: Positioned in a rapidly developing community, presenting significant potential for future growth and appreciation of property value.
Near Shopping: Attracts businesses that benefit from proximity to retail centers and consumer traffic.
Local Fire and Police Services: Provides a secure environment for business operations and reassurance for employees and customers.
Easy Access to Hwy 512 and Meridian: Convenient for logistics and distribution, facilitating smooth transportation of goods and services.

Location Overview

Located in bustling South Hill Puyallup, this property enjoys a prime position in an ever-growing community. Situated just half a mile from Meridian and the Sunrise Village Shopping Center, it offers convenient access to essential amenities and easy access in a thriving commercial hub.

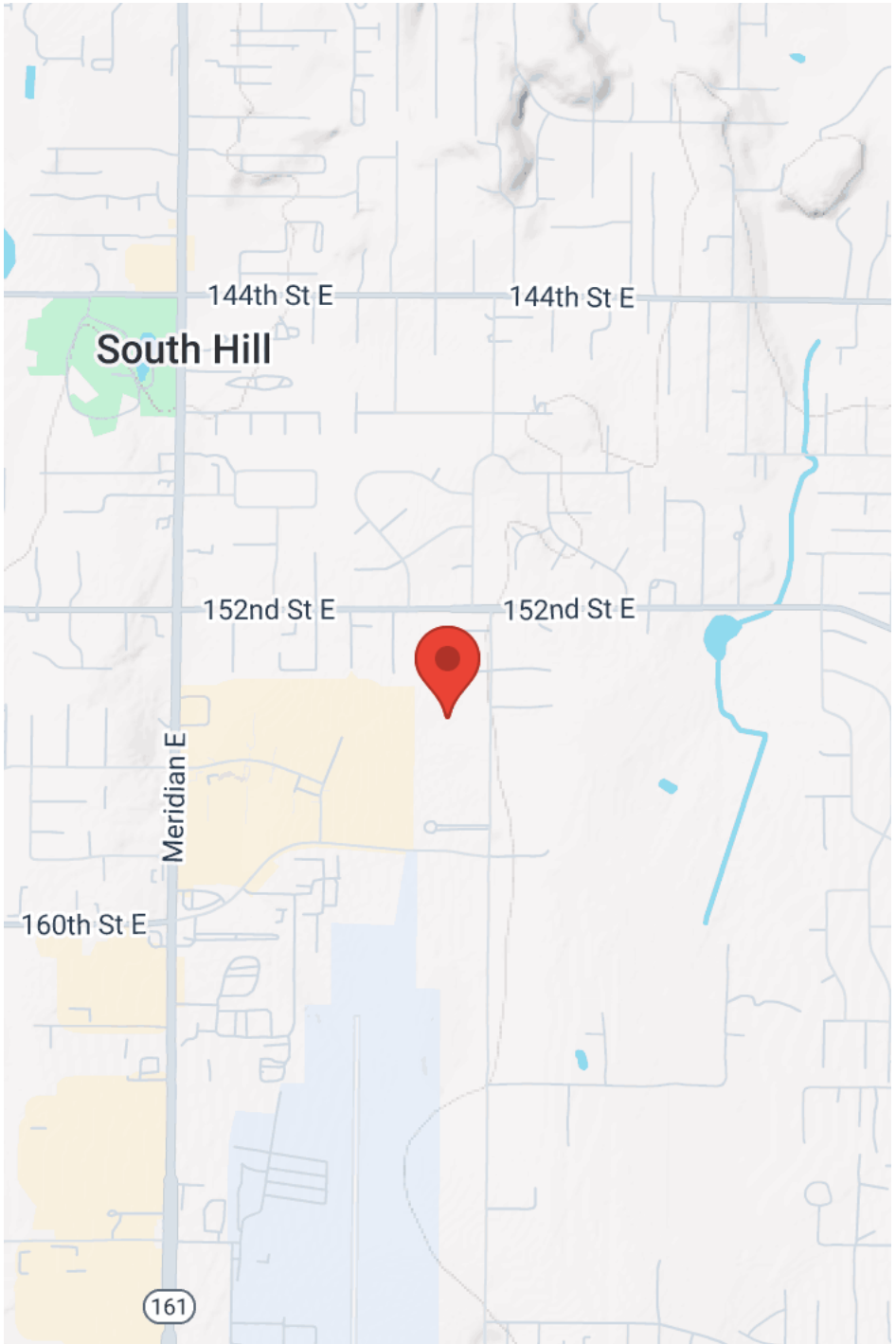
BUSINESS MAP

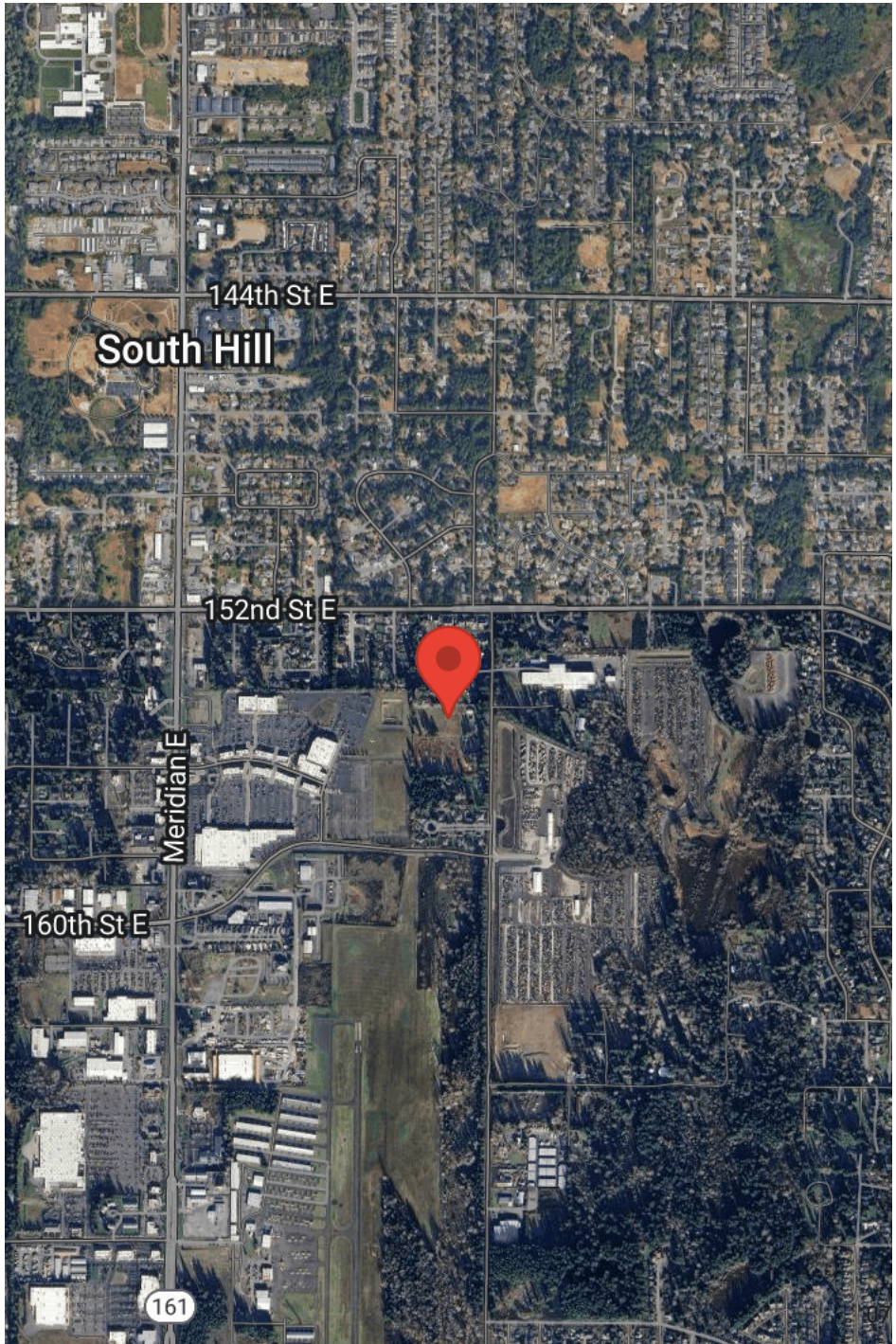
15424 110TH AVENUE EAST



LOCATION MAPS

15424 110TH AVENUE EAST





DISCLAIMER

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PROFESSIONAL BIO

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Michael Armanious, CCIM, joined Keller Williams Commercial in 2009 as a Managing Director. As a continual top producer in his field, Mike has been recognized for his work on numerous occasions, including being a perennial top producer within Keller Williams Commercial. He has also been honored as one of the market's top deal makers for several years in a row. He has most recently been honored by being nominated by the Commercial Leadership Council (CLC) as a top producer within Keller Williams Commercial – a global distinction. Over the course of his career, Mike has been retained by many of the clients he started out with decades ago and has represented repeat investors and property owners for multiple investments and leasing assignments. In addition, he has represented numerous clients in more complex real estate transaction negotiations.

As an investment sales broker, Mike has negotiated over 350 successful sales and leasing transactions throughout Washington State; including industrial building properties in the South King County/Pierce County areas, as well, including the sale of a 7-acre, 3-parcel, 90,000 + sq. foot retail anchored center in Gig Harbor; the sale of a 34,000 sq. foot retail building in Federal Way; the sale of a 14,000 sq. foot retail center in Puyallup; the sale of a 16,000 sq. foot office complex in Lakewood; as well as the sale of a 6,500 sq. foot industrial building in Seattle. Mike has also been involved in a myriad of multifamily transactions over his career. He also has experience on the development side, acquiring land and seeing it through the engineering process. As a member of several Limited Liability Companies, he has overseen the engineering, development, and marketing of multiple commercial pieces of land and the rehabbing of many multi-family units in Tacoma as well.

For Mike, one of the highlights of his position as an investment specialist is advocating for his clients. He views himself more as a consultant than a broker, supplies candid advice to his clients, and appreciates that a handshake is a bond – it represents a mutual trust between himself, his team, and his clients; something that seems to be lacking in the commercial real estate industry. With an inherent desire to continually improve. Mike understands the importance of being a certified expert in his field and goes well beyond normal protocol to gain industry insight that he can leverage when devising creative solutions for his clients. Another key to Mike's success is – and always has been – his deeply ingrained determination to take ownership over his actions and to lead by example. A former film producer in Hollywood, Mike learned to value these qualities when he became a producer before age 30. He also credits his father with instilling in him exacting standards and integrity and genuinely believes in what his father taught him, :When you tell the truth, you don't need to remember what you said – you always say the same thing." Appraisers, lenders, and attorneys have consulted and relied on his expertise in these areas when verifying comparable market information.

Mike is also a licensed real estate broker in California and serves on the Washington State CCIM Chapter Board and was the past President of the Washington State CCIM Chapter. He also served as the Regional Vice President for Region 1 (Alaska, Idaho, Oregon, Washington & Montana) for the CCIM Institute. He has completed the JW Levine Leadership Development Academy and serves as a member of the National Board of Directors for CCIM. He graduated from the University of Washington with a Master of Science in Real Estate focusing on Finance/Investment and Commercial Real Estate Development and he also holds a Bachelor of Arts in Political Science; also, from The University of Washington in Seattle. He currently resides in Puyallup with his wife and children, and in his free time he enjoys watersports, snowboarding, and yoga. He used to manage a rock 'n' roll band and has been to over 400 concerts.