

FOR SALE

1414, 1416 & 1418 2ND ST

PUYALLUP, WA 98371

Parcel: 9810000270, 9810000250, 9810000260

Development Site Near Good Samaritan Hospital

Sloping site

Existing Duplex generating income

Total Land Area - Approximately .49 Acres/ 21,344 square feet

Conceptual Drawings and Survey is available

\$1,000,000

SALE PRICE

JEROME O'LEARY

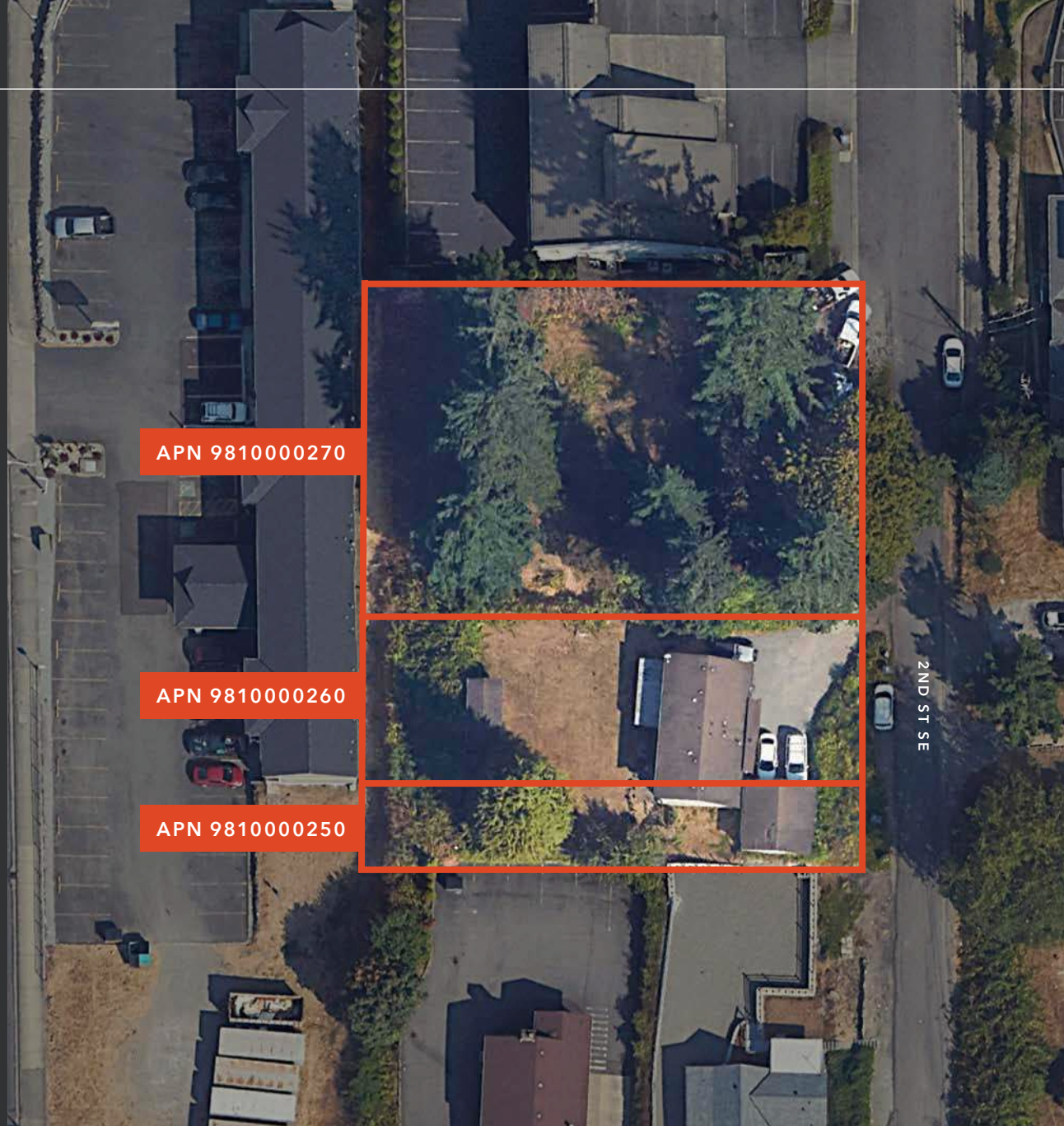
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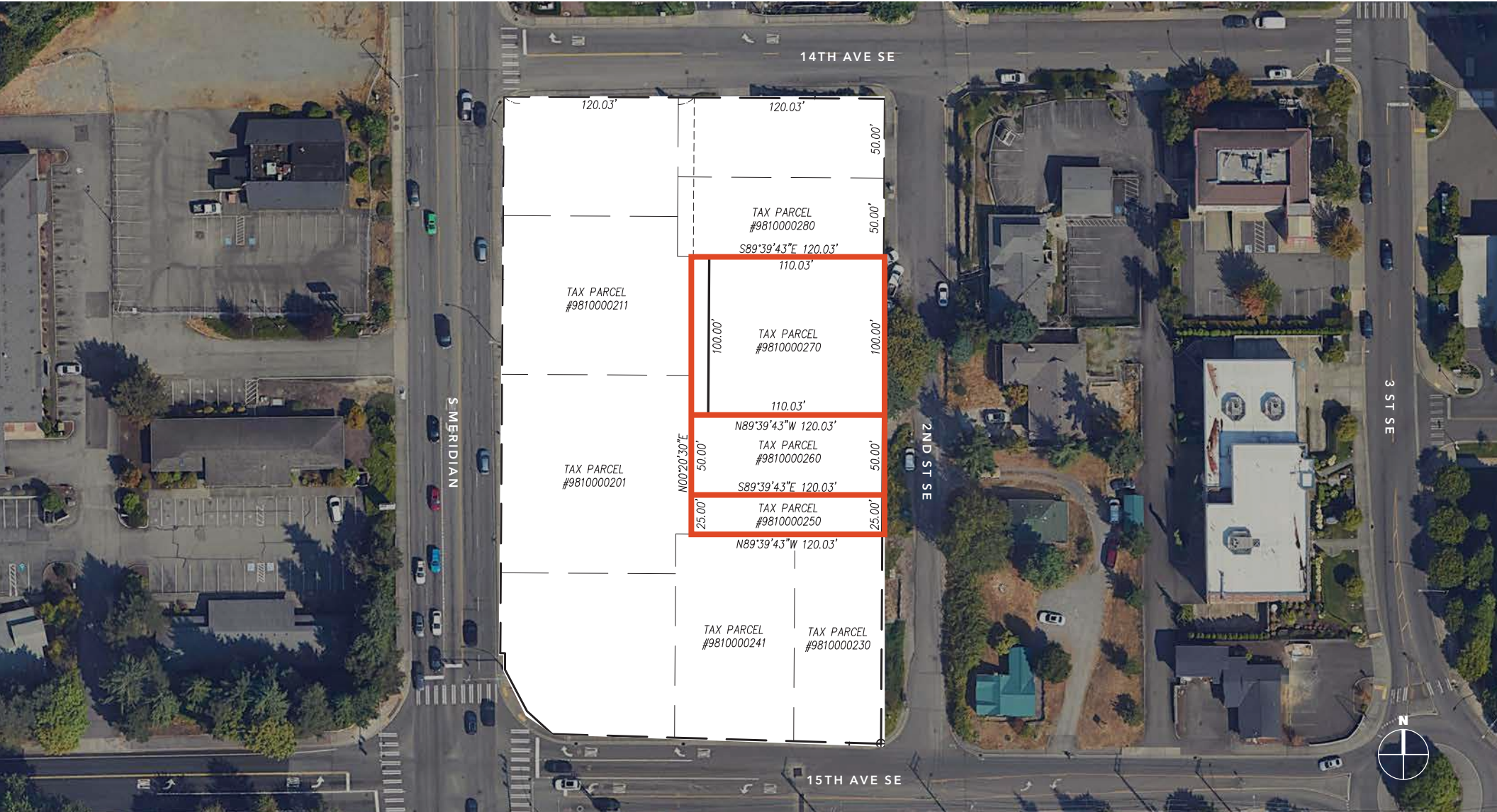
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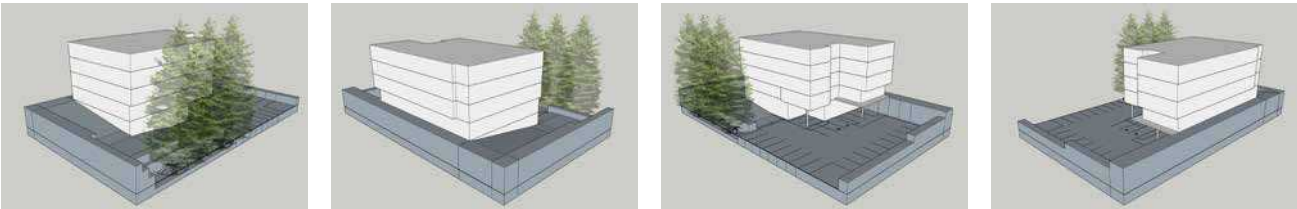
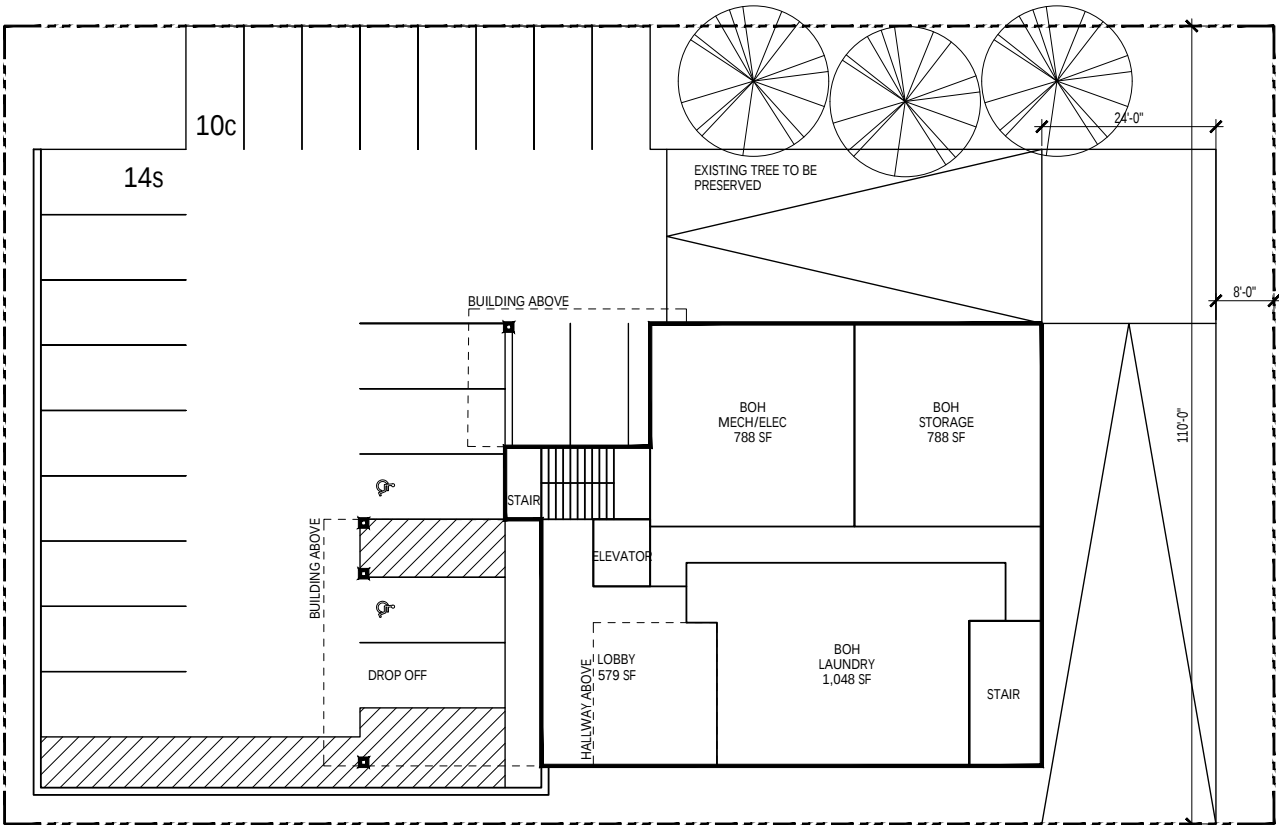
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CONCEPTUAL

MASS STUDY 1 | BASEMENT / GARAGE



LAND USE

ZONING	CG - General Commercial
LOT AREA	19,250 SF
FAR (MAX 4)	1.9
BLDG COVERAGE (MAX 75%)	30%

GROSS BUILDING AREA

Level	Area
BASEMENT	3,906 Sf
GROUND FLOOR	5,958 SF
2ND-4TH FLOOR	6,350 SF x3
TOTAL AREA	28,912 SF

UNIT COUNT

Count	Type
17	Double Queen Suite
7	1 Bedroom Suite

PARKING

Count	Type
1 PER UNIT	24 x 1 + 24 Stalls (42% Compact)

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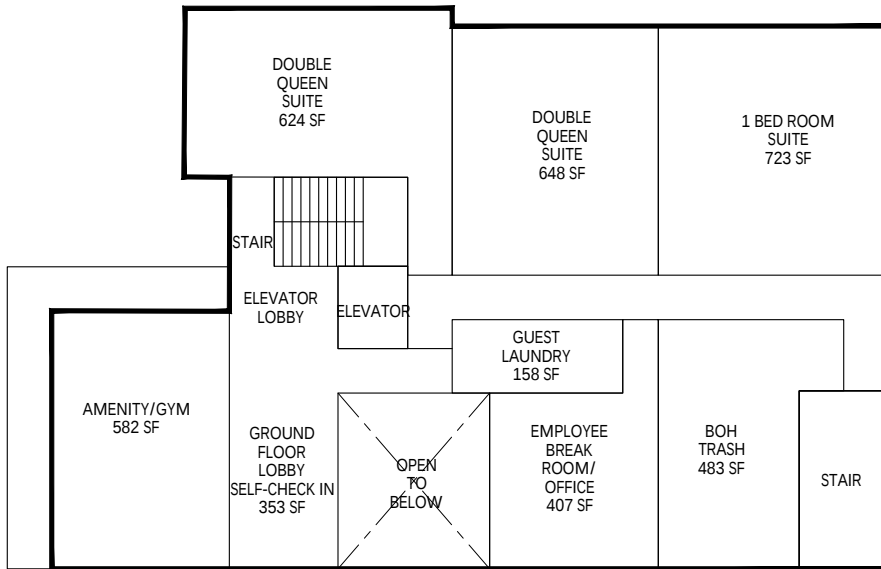


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CONCEPTUAL

MASS STUDY 1 | GROUND FLOOR

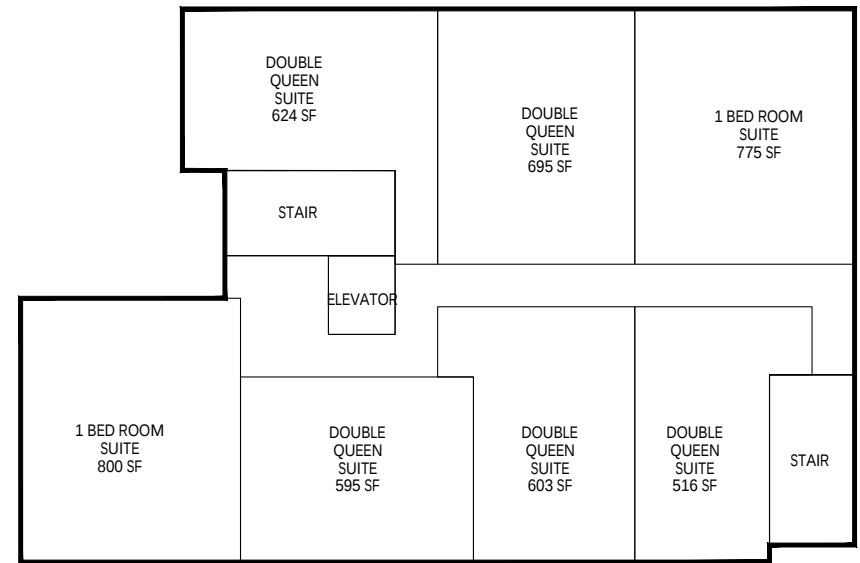


Ground Floor

5,958 SF

CONCEPTUAL

MASS STUDY 1 | 2ND-4TH FLOOR



2nd-4th Floor (x3)

6,350 SF

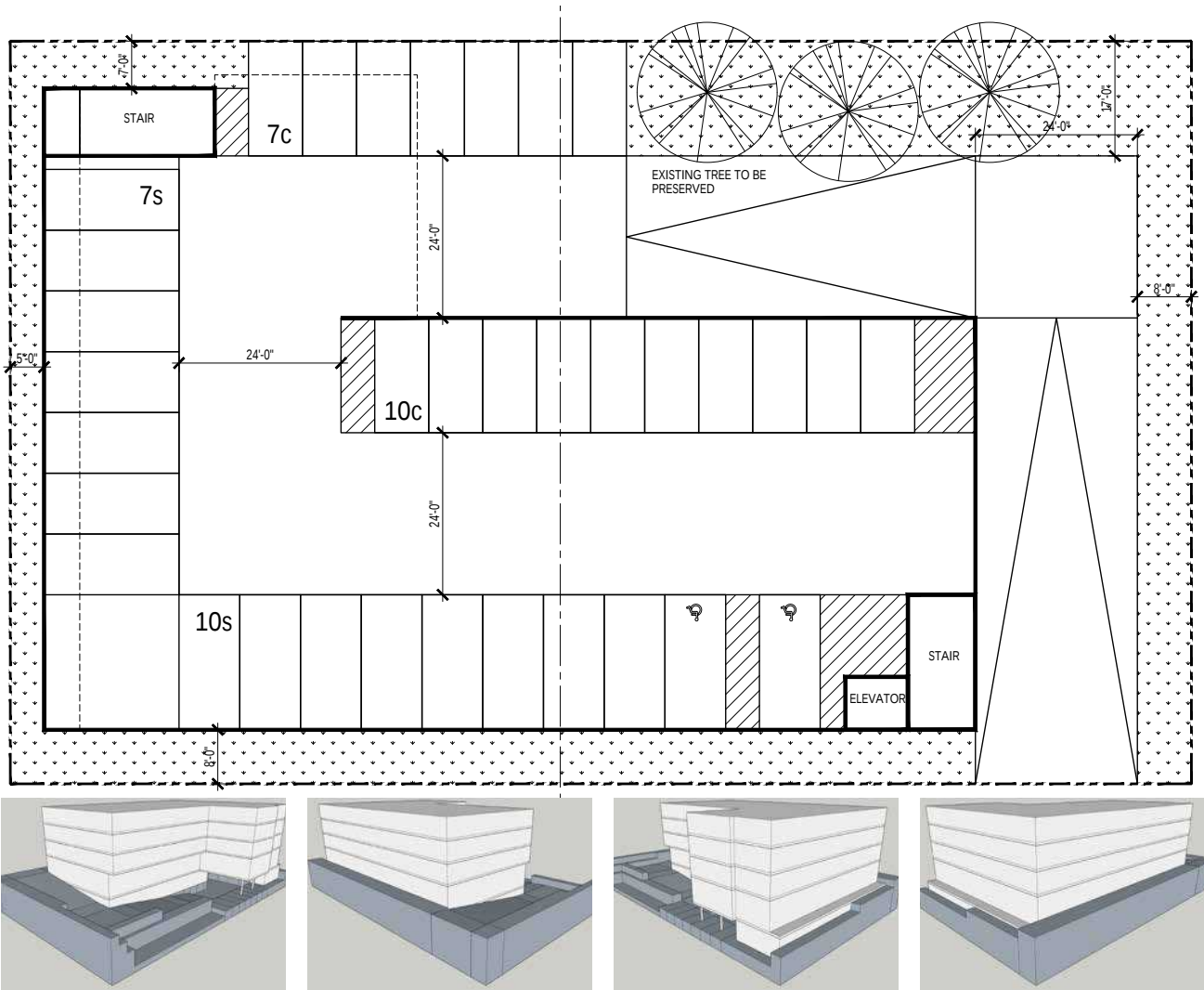
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CONCEPTUAL

MASS STUDY 2 | BASEMENT / GARAGE



LAND USE

ZONING	CG - General Commercial
LOT AREA	19,250 SF
FAR (MAX 4)	1.9
BLDG COVERAGE (MAX 75%)	54%

GROSS BUILDING AREA

Level	Area
BASEMENT	2,079 SF
GROUND FLOOR	9,885 SF
2ND-4TH FLOOR	10,186 SF x3
TOTAL AREA	40,413 SF

UNIT COUNT

Count	Type
39	Double Queen Suite
7	1 Bedroom Suite

PARKING

Count	Type
1 PER UNIT	46 x 1 = 46 Stalls
20% REDUCTION	46 x .8 = 37 Stalls
* On site tree conservation	
PROVIDED	34 Stalls (50% Compact)

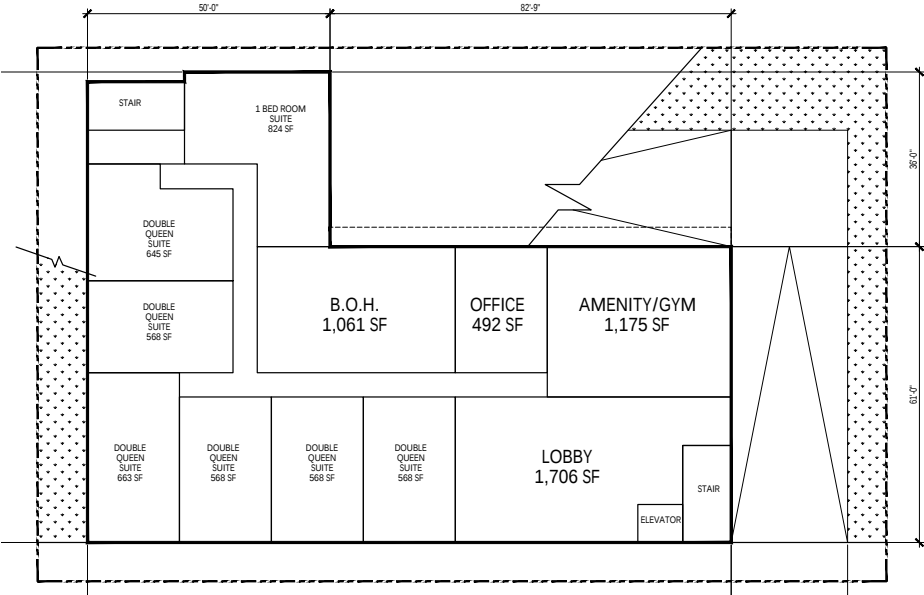
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CONCEPTUAL

MASS STUDY 2 | GROUND FLOOR

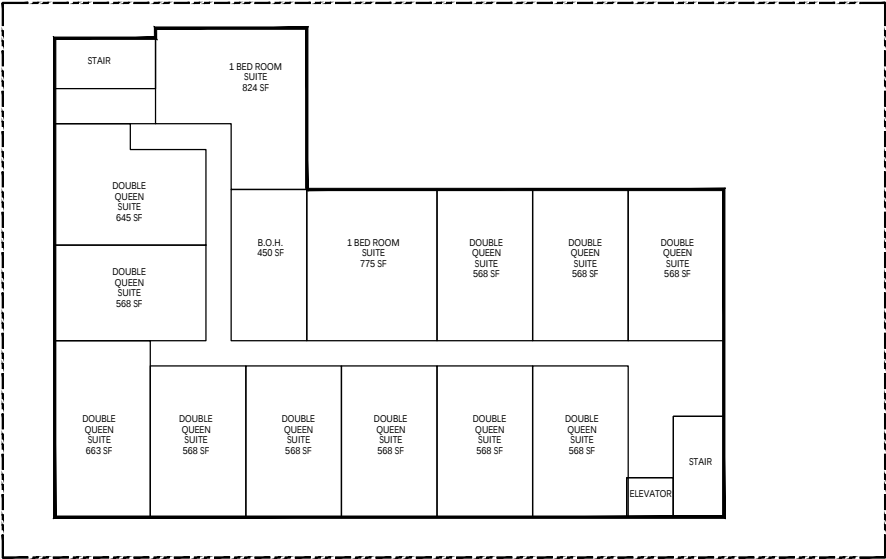


Ground Floor

9,855 SF

CONCEPTUAL

MASS STUDY 2 | 2ND-4TH FLOOR



2nd-4th Floor (x3)

10,186 SF

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EXISTING DUPLEX PHOTOS



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Mathews