

Investment Opportunity in the Heart of Lynnwood

1604 Highway 99 | Lynnwood, WA 98037

John L. Scott
REAL ESTATE



OFFERED AT
\$2,600,000

Exceptional mixed-use investment and redevelopment opportunity in the heart of Lynnwood. This well-positioned commercial property features three professional office suites on the lower level and a high-visibility retail storefront above, creating a strong income-producing asset with significant future redevelopment potential for investors, developers, or owner-users. Located in a high-traffic commercial corridor with excellent street frontage, prominent signage, and strong daily traffic counts, the property offers outstanding business visibility. Just minutes from Lynnwood City Center Station on the expanding Link Light Rail system, the location provides direct transit access to Seattle, Bellevue, and Seattle-Tacoma International Airport while benefiting from rapid transit-oriented development. Flexible spaces support multiple revenue streams, with office suites ideal for medical, legal, financial, insurance, tech, consulting, real estate, or creative uses, and the retail storefront suited for boutique retail, restaurants, or specialty services. Lease option available at \$9,000/month; house may be included separately.



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