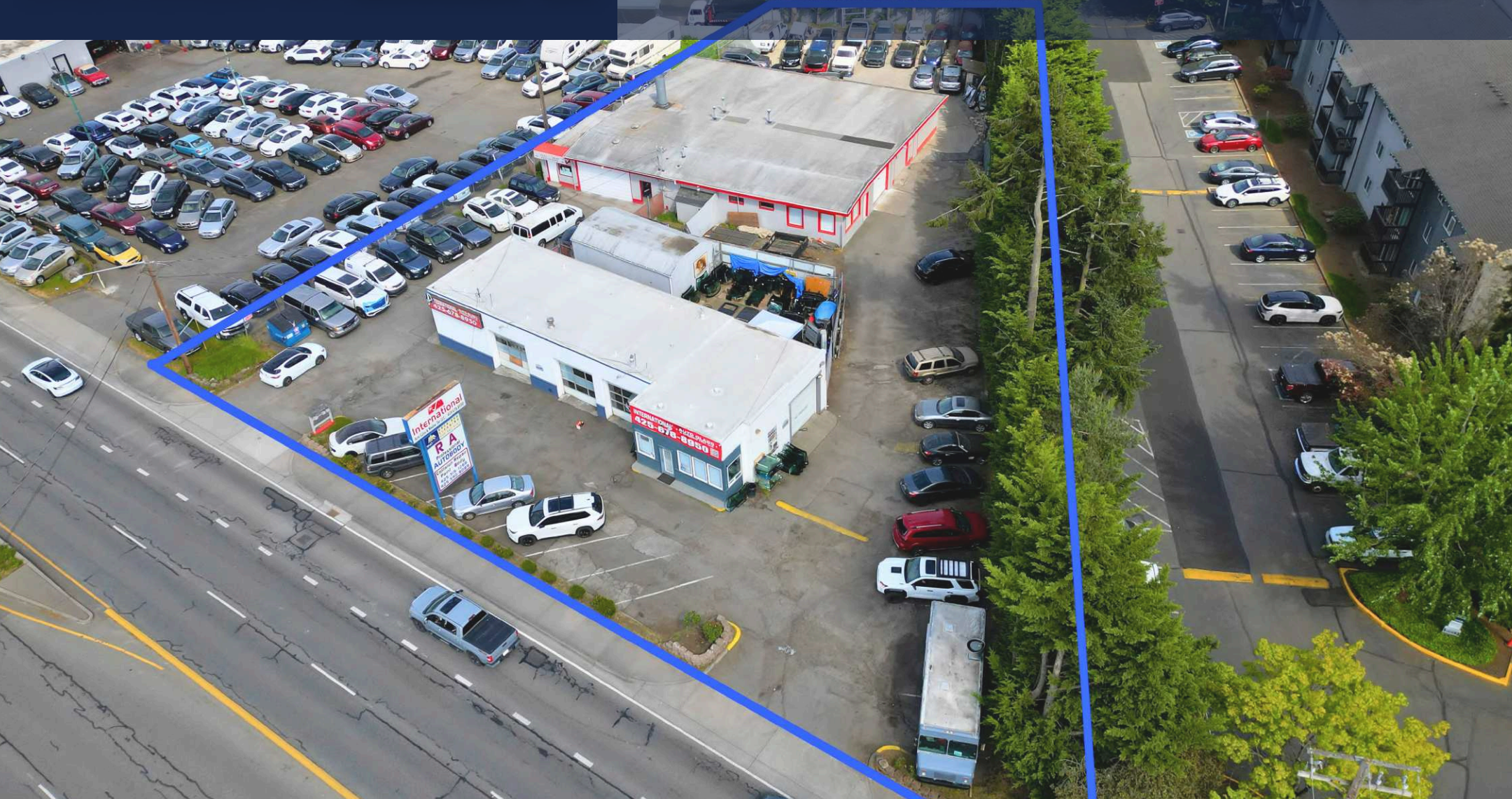


FOR SALE

23125 HIGHWAY 99 | EDMONDS, WA

ASKING PRICE

\$2,200,000



**THE ANDOVER
COMPANY, INC.**

CORFAC INTERNATIONAL

JOSH KLEIN | Vice President
(206) 357-5486
jklein@andoverco.com

www.andoverco.com

The information contained herein has been obtained from reliable sources, but is not guaranteed. A prospective buyer should verify each item relating to this property and all information contained herein.

OWNER/USER WITH IN-PLACE INCOME

23125 Highway 99 offers a rare owner-occupant entry point on one of Snohomish County's busiest commercial corridors. Multiple free-standing buildings on ~0.68 acres deliver six grade-level doors, 12–15' clear height, and direct Highway 99 frontage, ideal for an owner/user to occupy on Day 1 while the existing month-to-month tenants generate income. For investors, the same flexibility translates into a path to mark-to-market rents or a longer-hold redevelopment play in a low vacancy submarket.

OWNER/USER - WHY IT WORKS

- SBA 504/7(a) eligible** — as low as ~10% down for qualified owner-occupants
- Vacate on your timeline** — every tenant is month-to-month; recapture all 7,200 SF or any sub-suite
- Tenant income offsets carry** during partial occupancy or phased move-in
- Built for trades & service users** — grade-level doors, fenced yard, ample on-site parking and outside storage

INVESTOR - THE NUMBERS

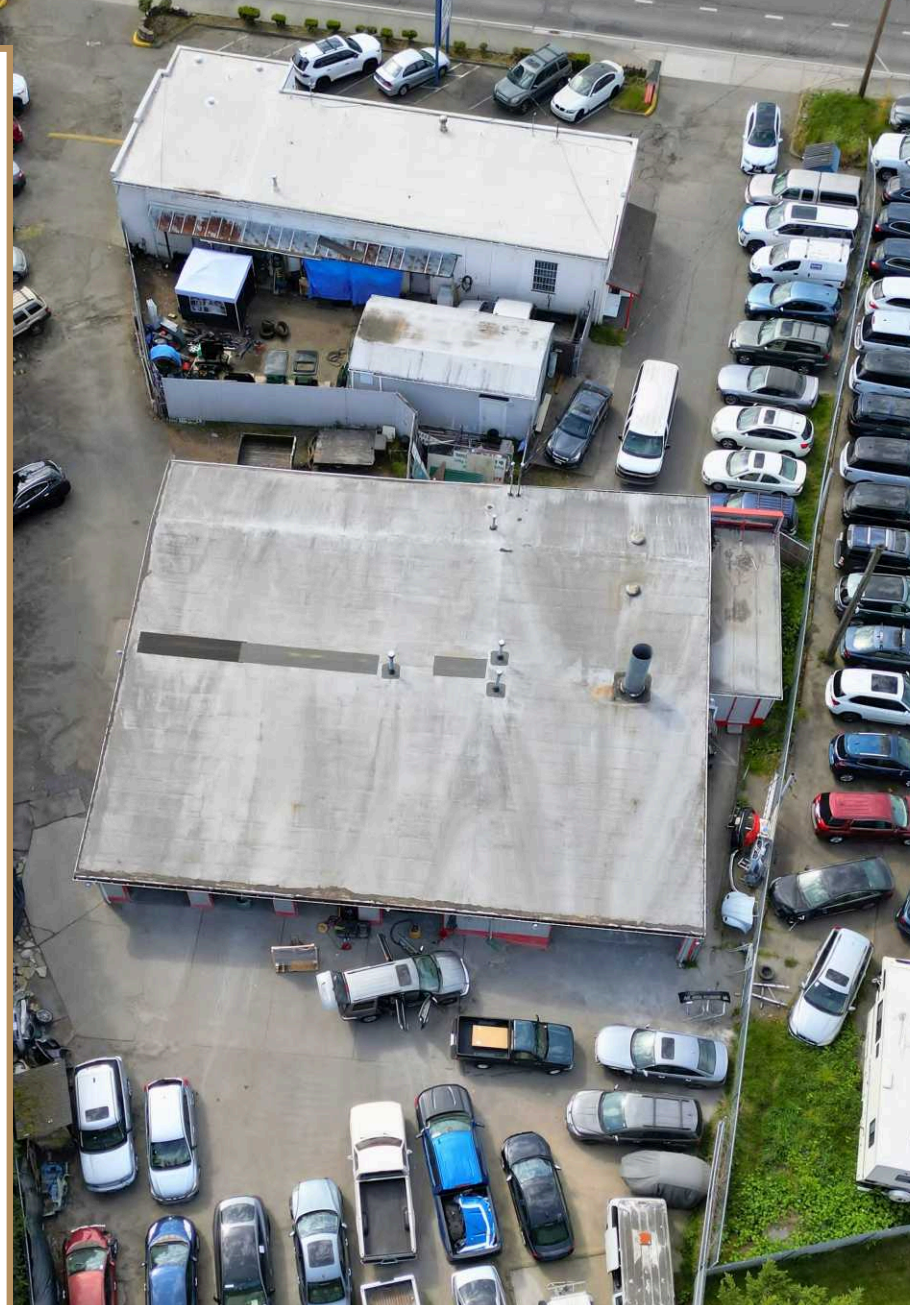
- Market rent** supports stabilized NOI
- Value-add through** mark-to-market or re-tenanting
- Low submarket** vacancy
- Optionality at exit** — hold as income, occupy as user, or land-bank for redevelopment



SITE PROFILE

PROPERTY HIGHLIGHTS

- **ADDRESS:** 23125 Highway 99, Edmonds, WA 98026
- **BUILDING SIZE :** ±7,200 SF total | Three free-standing buildings
(Bldg 1: 2,125 SF, Bldg 2: 4,725 SF, Bldg 3: 350 SF)
- **LAND SIZE:** 29,620 SF
- **ZONING:** CG — General Commercial (City of Edmonds)
- **YEAR BUILT:** 1946 | Wood frame / masonry construction
- **CLEAR HEIGHT:** 12' – 15'
- **GRADE-LEVEL DOORS:** 6
- **FRONTAGE:** Direct Highway 99 frontage with monument signage
- **PARKING:** Large surface lot — heavy on-site stall count
- **PARCEL NUMBER:** 00576700001413
- **SUBMARKET:** Edmonds / Lynnwood (Hwy 99 Corridor)
- **ASKING PRICE:** \$2,200,000



KEY HIGHLIGHTS

Hard corner-style visibility on Hwy 99
All tenants on month-to-month — vacate-ready
Two buildings allow phased owner occupancy
Heavy parking + fenced yard for trade users

CONNECTIVITY

CENTRAL LOCATION

WHY THIS LOCATION

Direct Hwy 99 frontage on one of South Snohomish County's busiest commercial arterials

Walkable to Sound Transit's Lynnwood Link — Mountlake Terrace Station opened Aug 2024, ~1 mile from the site

Affluent surrounding trade area — ZIP 98026 median household income \$133K (well above WA median)

Multifamily already next door — the corridor's mixed-use trajectory is built-in, not theoretical

~1 MI

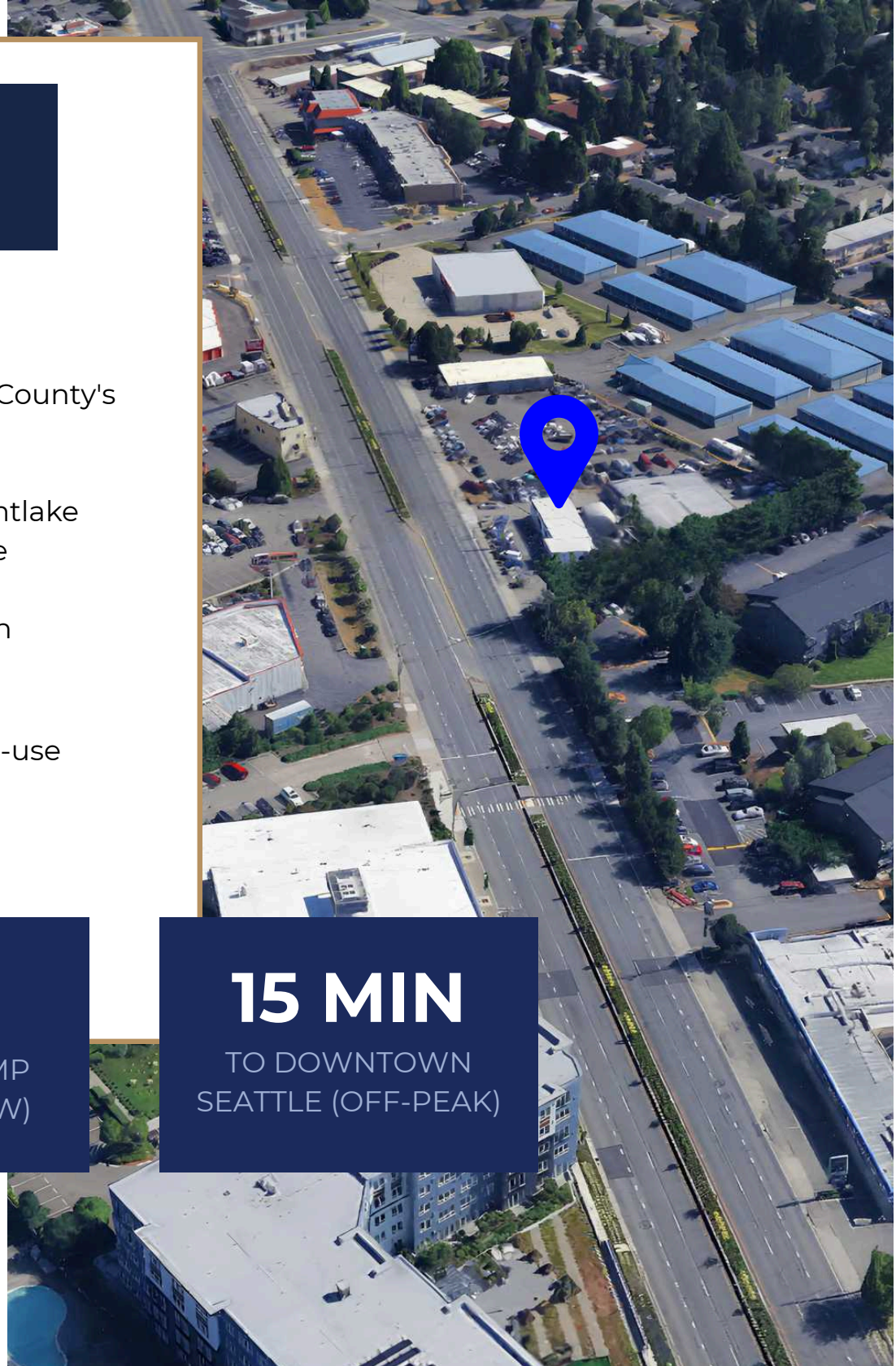
TO LINK LIGHT RAIL
(Mountlake Terrace Stn.)

1.5 MI

TO I-5 ON-RAMP
(220TH/ 236TH SW)

15 MIN

TO DOWNTOWN
SEATTLE (OFF-PEAK)





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