



# 7629 244th St SW Edmonds

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AEC | ADAM E. COBB

  
Windermere  
REAL ESTATE  
EDMONDS



\$499,000

47 FT FRONTAGE

1 BATH

PARKING LOT

BUILT 1956

967 SQ FT

10,800 SQ FT LOT

\$4,097 YR. TAXES

Positioned for success, this rare commercial opportunity, available for the first time in 20+ years. Located along Edmonds' highly traveled Lake Ballinger Way with approx. 20,000 VPD, this property offers the kind of visibility and exposure that businesses spend years trying to secure. The versatile space accommodates a wide range of uses including retail, office, professional services, and owner-user operations. Functional storefront or office layout with a private restroom, while 10 dedicated on-site parking spaces offer convenience for customers, clients, and employees alike. Strategically located moments from I-5, Highway 99, Costco, and surrounding commercial centers, the property benefits from strong traffic patterns, easy accessibility, and a well-established business environment. Whether you're launching a new venture, expanding your footprint, or adding to your investment portfolio, this is an exceptional opportunity to secure a high-exposure location in a thriving corridor.

