

FOR SALE

14303 Lake Road
Lynnwood, WA 98087



AUTOMOTIVE BLDG WITH YARD

(Do Not Disturb Current Tenant - Call brokers for details)

First Western Properties Inc. | 425.822.5522
11621 97th Lane NE, Kirkland, WA 98034 | fwp-inc.com

14303 LAKE ROAD presents a compelling owner-user opportunity featuring a functional automotive building with multiple roll-up doors and valuable yard space. The property offers the flexibility and operational capacity well suited for automotive, service, contractor or other users seeking a versatile facility in the Lynnwood market.

FOR SALE

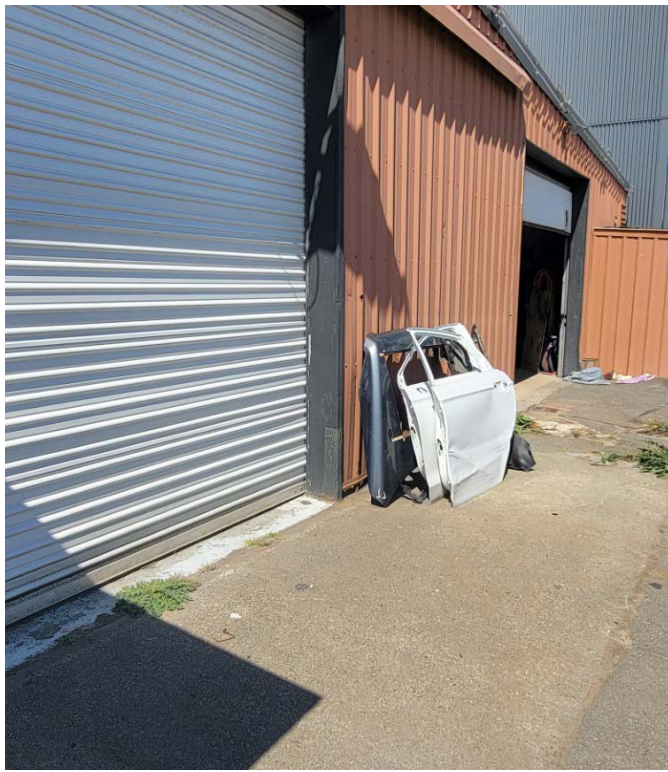
BLDG: 5,350 SF | LAND: 17,424 SF (0.40 ACRES)

PRICE: \$1,600,000

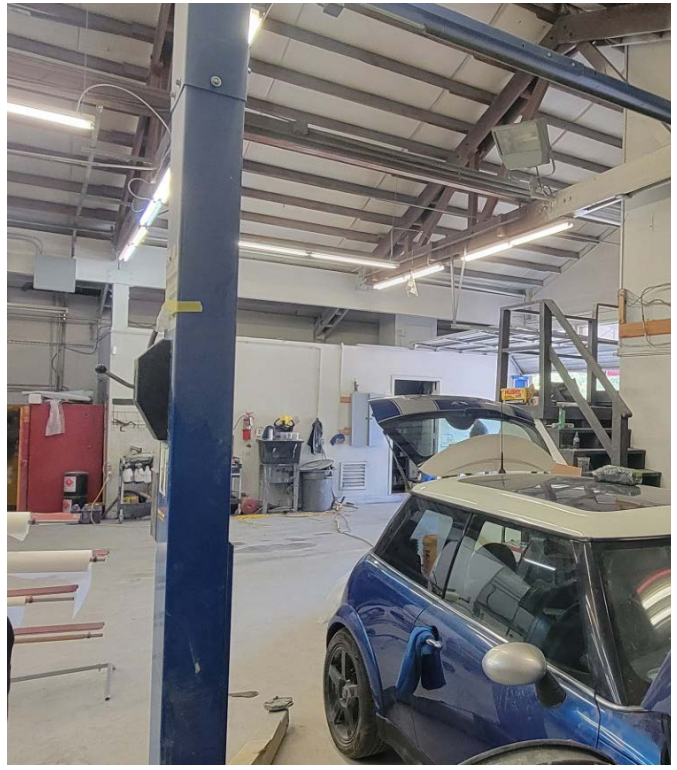
- **Opportunity Type:** Automotive Owner/User
- **Address:** 14303 Lake Road, Lynnwood, WA 98087
- **Total Land:** 17,424 SF (0.40 Acres)
- **Total Building:** 5,350 SF
- **Year Built:** 1980
- **Zoning:** MUC – Mixed-Use Corridor, Snohomish County, *Buyer to verify permitted uses, development standards and continued use of the existing yard area with Snohomish County.*
- **Parcel:** 00373301100901
- **Do not disturb current tenant.**



PHOTOS



PHOTOS



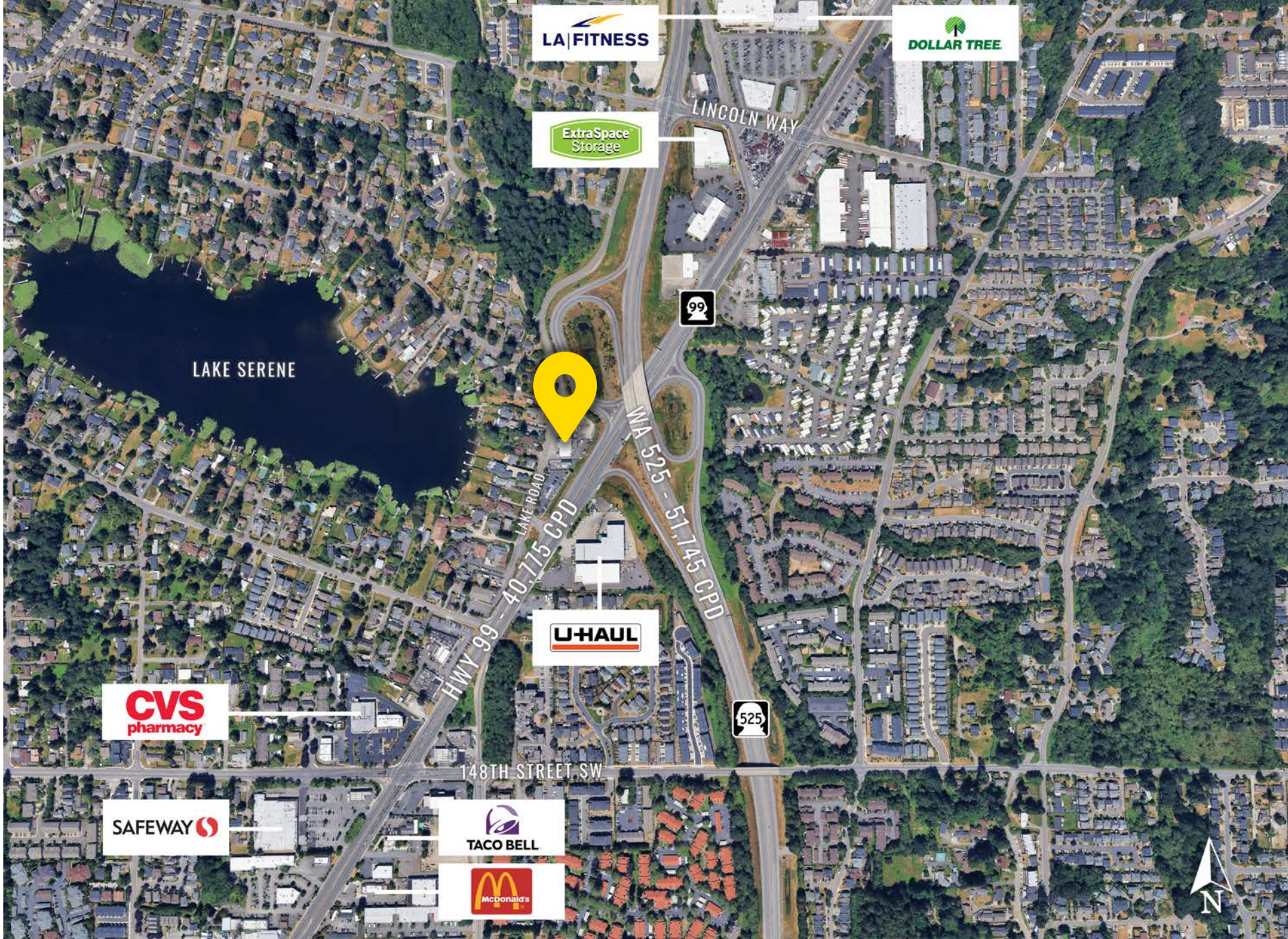
LOCATION DETAILS



ROLL-UP DOOR LOCATIONS



LOCATION DETAILS



40,775 CPD
Highway 99



51,745 CPD
WA - 525

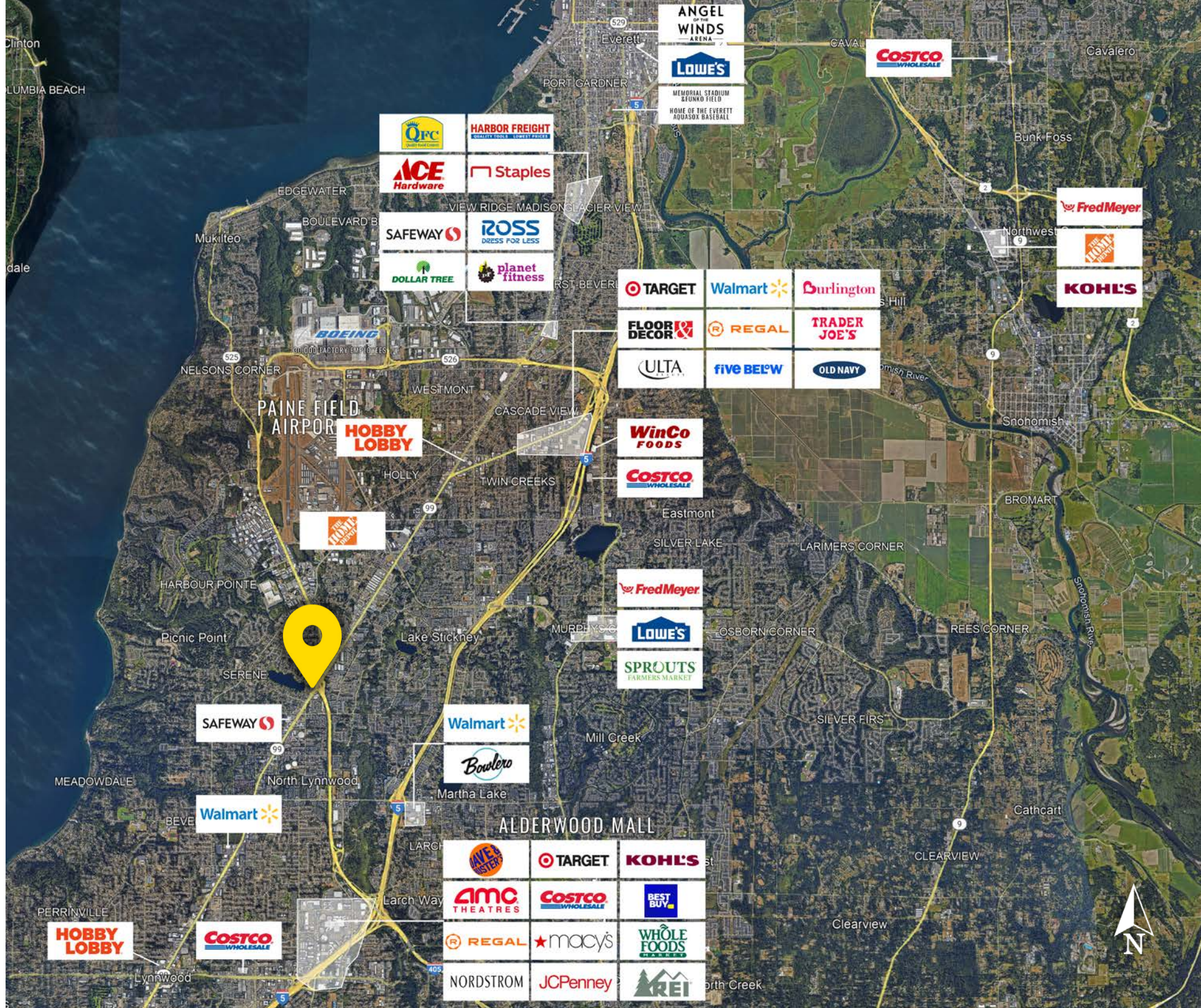


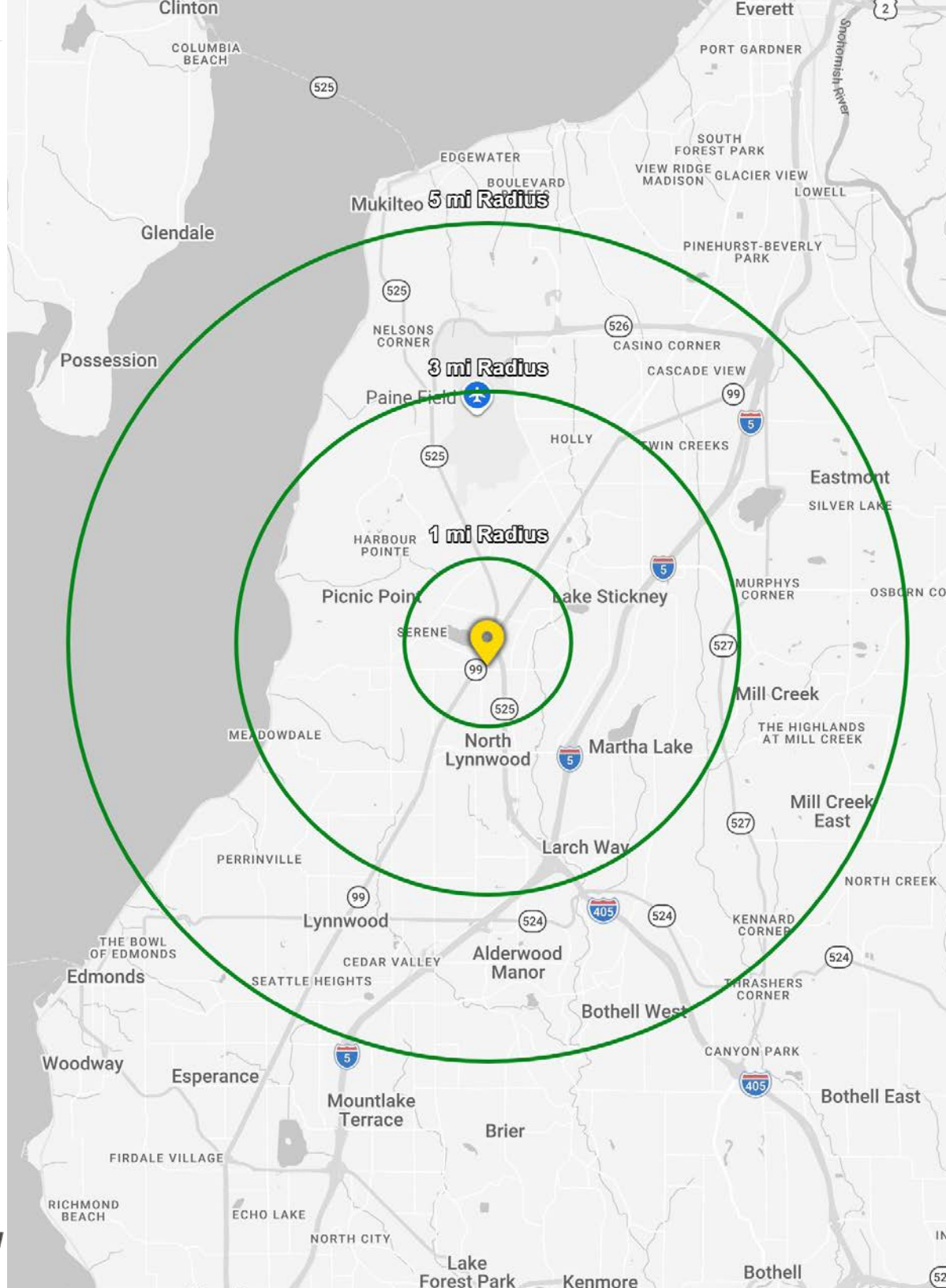
Near access to WA-
525 and HWY 99



Located in the dense
Lynnwood market

LOCATION DETAILS





DEMOGRAPHICS

Regis - 2026

POPULATION

Mile 1	Mile 3	Mile 5
22,853	148,338	325,132

AVERAGE HH INCOME

Mile 1	Mile 3	Mile 5
\$136,367	\$143,984	\$155,672

DAYTIME POPULATION

Mile 1	Mile 3	Mile 5
10,283	85,773	194,263

TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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