

221 W GOWE ST, KENT, WA

FREE STANDING RETAIL/OFFICE BUILDING FOR SALE



OFFERING MEMORANDUM

TABLE OF CONTENTS

INVESTMENT CONTACTS

Harrison Laird
Principal
253.238.0043
hlaird@lee-associates.com

John Bauder, CCIM
Principal
253.238.0044
jbauder@lee-associates.com

DISCLAIMER:

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

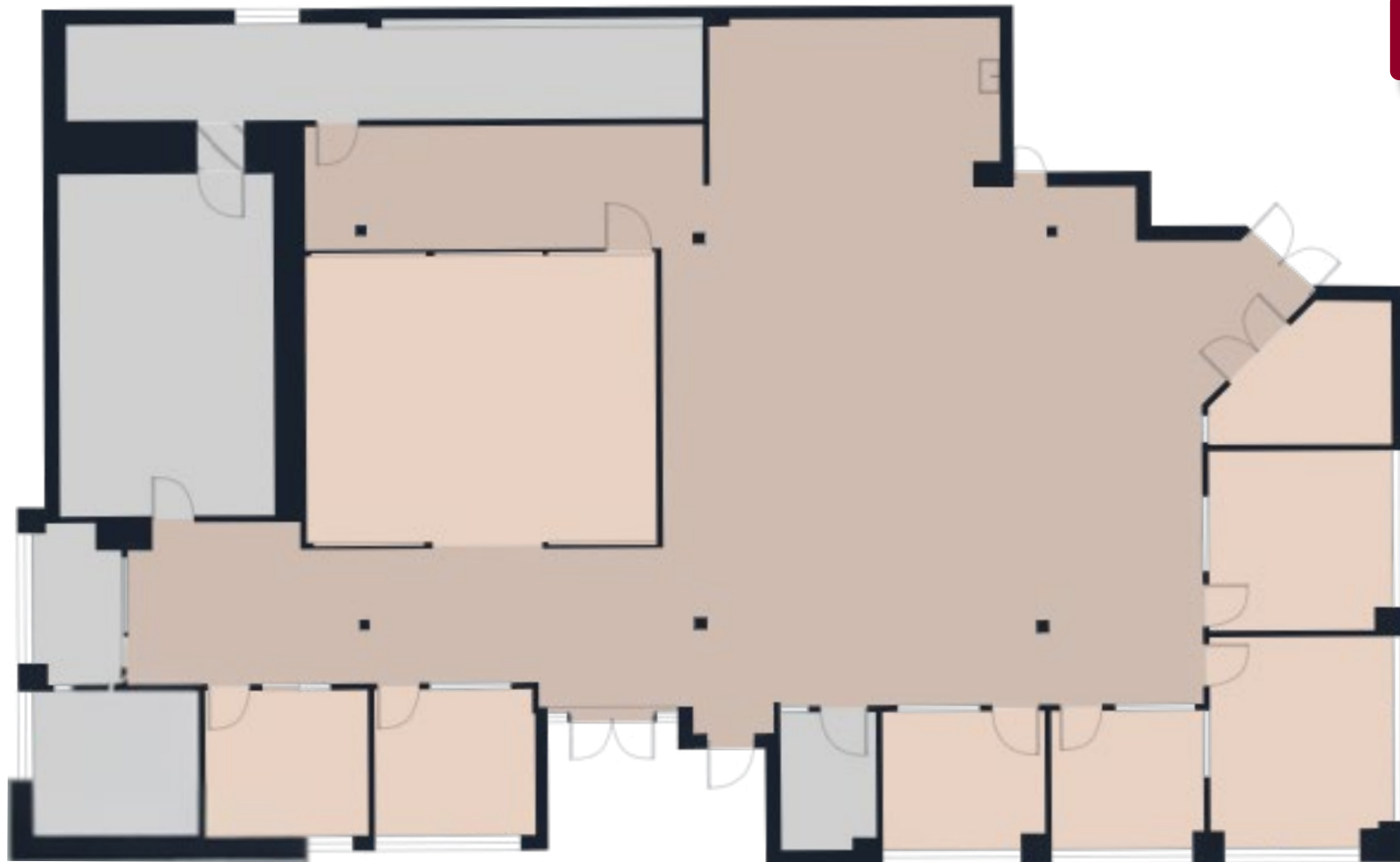
Property Details	03
Location Description	05
Photos	08
Aerial	11



PROPERTY DETAILS

ADDRESS	221 W Gowe St, Kent
SALE PRICE	\$1,850,000
BUILDING SIZE	5,880 SF
LOT SIZE	13,204 SF
YEAR BUILT	1931
PARCEL NUMBER	9825701480
PARKING	12 (9 Stalls + 3 parallel stalls in drive-thru)
MUNICIPALITY	City of Kent
ZONING	Kent DCE (Downtown Commercial Enterprise)
BUILDING CLASS	B
PROPERTY TYPE	Office / Retail

FLOOR PLAN



LOCATION DESCRIPTION

Strategically positioned in the heart of downtown Kent, offering convenient access to SR 167, SR 516, and I-5. The location provides efficient connectivity throughout the South Puget Sound, including Seattle and Tacoma, making it well suited for a variety of uses.

The property benefits from its proximity to Kent Station, ShoWare Center, Green River trails, and the area's growing mix of businesses, restaurants, retail, and services. With strong regional access and established downtown amenities, the property presents an attractive opportunity for an owner-user, investor, or business seeking a well-connected Kent location.



ZONING

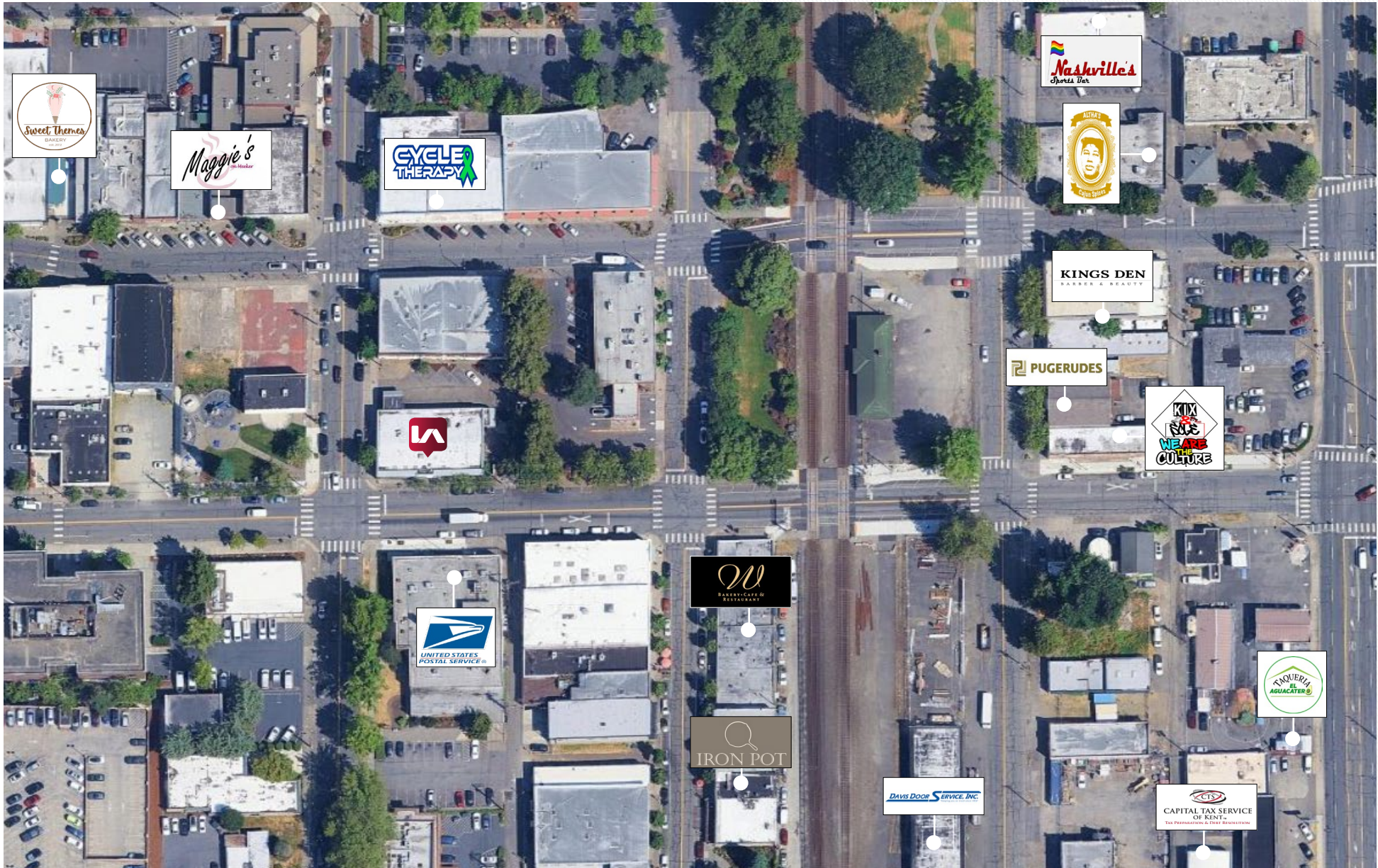
Kent DCE (“Downtown Commercial Enterprise”) Zoning.

The purpose of this district is to encourage and promote higher density development and a variety and mixture of compatible retail, commercial, residential, civic, recreational, and service activities in the downtown area, to enhance the pedestrian-oriented character of the downtown.

Permitted uses include, but are not limited to: Office, retail/restaurant, day care, manufacturing, drive-through, multifamily, civic, medical, and mixed-use.



AMENITIES MAP



INTERIOR PHOTOS



INTERIOR PHOTOS



EXTERIOR PHOTOS



PARCEL OUTLINE



For more information, please contact:

Harrison Laird

Principal
253.238.0043
hlaird@lee-associates.com

John Bauder, CCIM

Principal
253.238.0044
jbauder@lee-associates.com

950 Pacific Avenue, Suite 200 | Tacoma, WA, 98402 | 253.383.8382 | lee-nw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.