

**FOR
SALE**



RARE SMALL OFFICE/WAREHOUSE

635 Paradise Lane | Edmonds, WA

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HIGHLY SOUGHT AFTER FLEX SPACE

\$1,650,000 (\$342/SF)

SQUARE FOOTAGE:

Office	1,572 SF
Warehouse	3,252 SF
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Total	4,824 SF

PROPERTY DETAILS

- Stand-alone building
- Fenced yard area potential
- Onsite parking and free street parking
- Office built in 1954; Warehouse built in 2005
- Land size: 0.3 acres
- Parcel Number: 27032500307600

INVESTMENT OVERVIEW

- 100% occupied by McCormick Medical Distribution
 - Stable tenant in business since 1995
 - Paying rent of \$7,100/month
 - Lease term of 18-60 months
 - No renewal options



Please be advised that this analysis is generalized, does not purport to be all-inclusive and does not factor in many of the financial and personal aspects one should take into account when electing to purchase real property. The potential purchaser must analyze this investment based upon its own analysis, including, without limitations, its own tax considerations (including current and future tax laws), recapture of depreciation, ultimate sales price and market considerations. These items must be evaluated by a qualified CPA, attorney or other consultant when making the decision to purchase. RHCRE makes no representation or warranty with respect to the accuracy or completeness of the information provided herein.

FLOOR PLAN



Reception



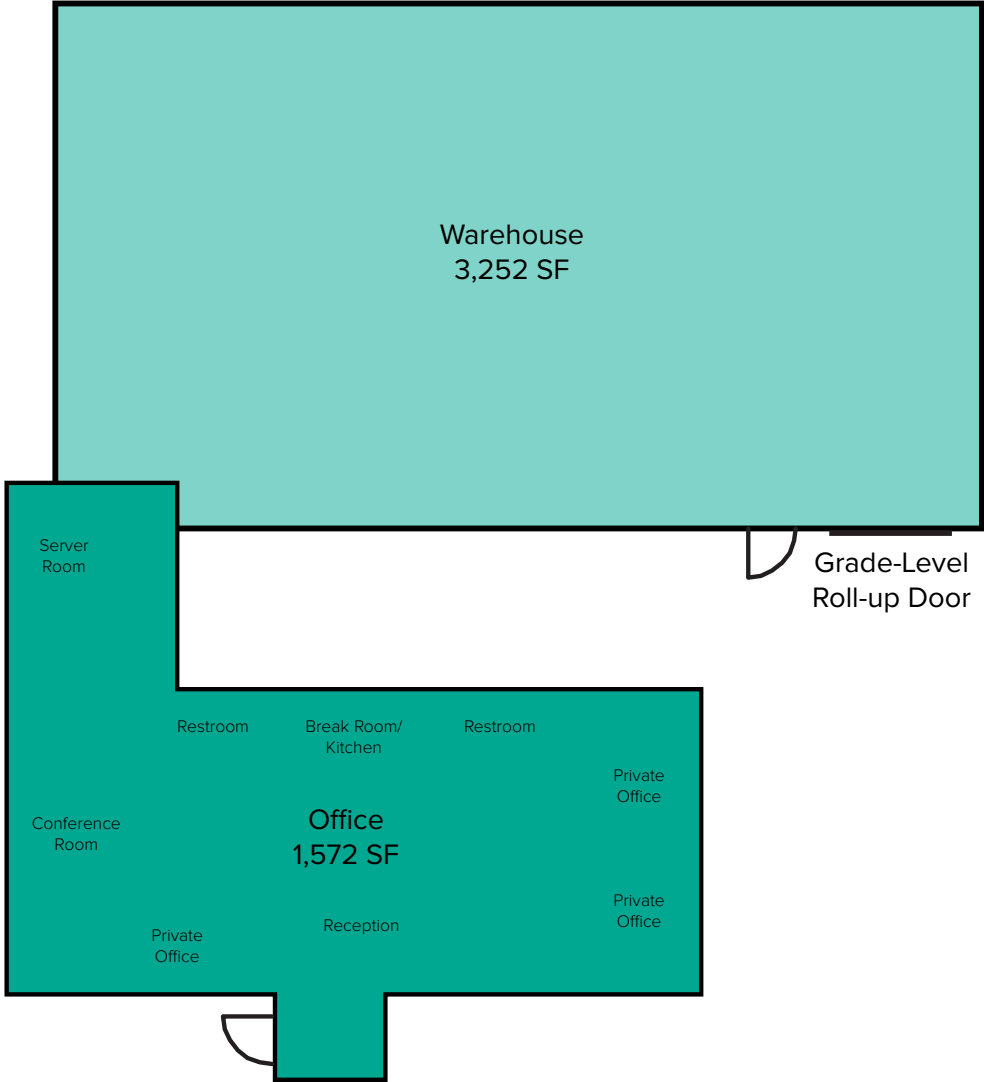
Break Room/Kitchen



Restroom

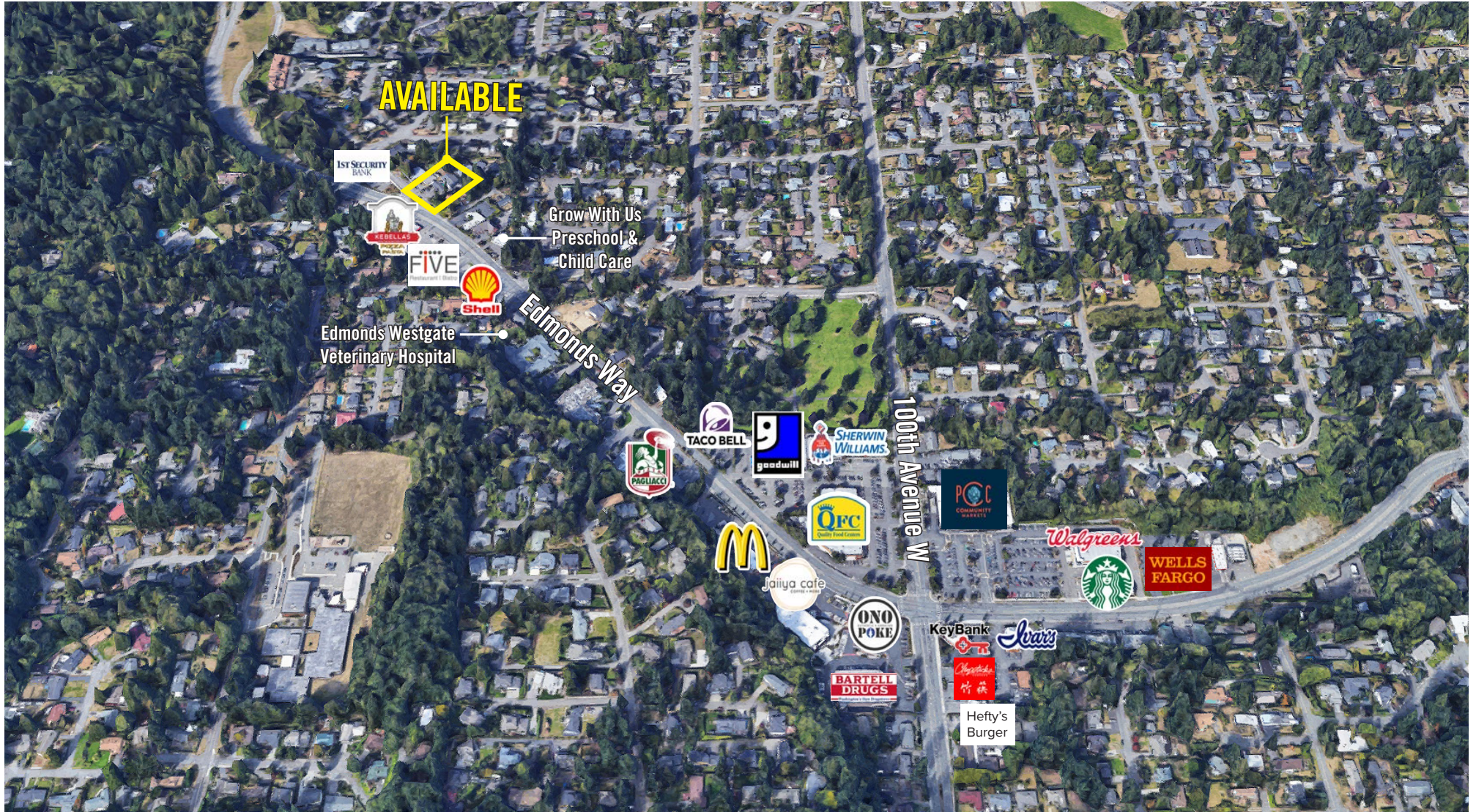


Private Office



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NEARBY AMENITIES



LOCATION MAP

