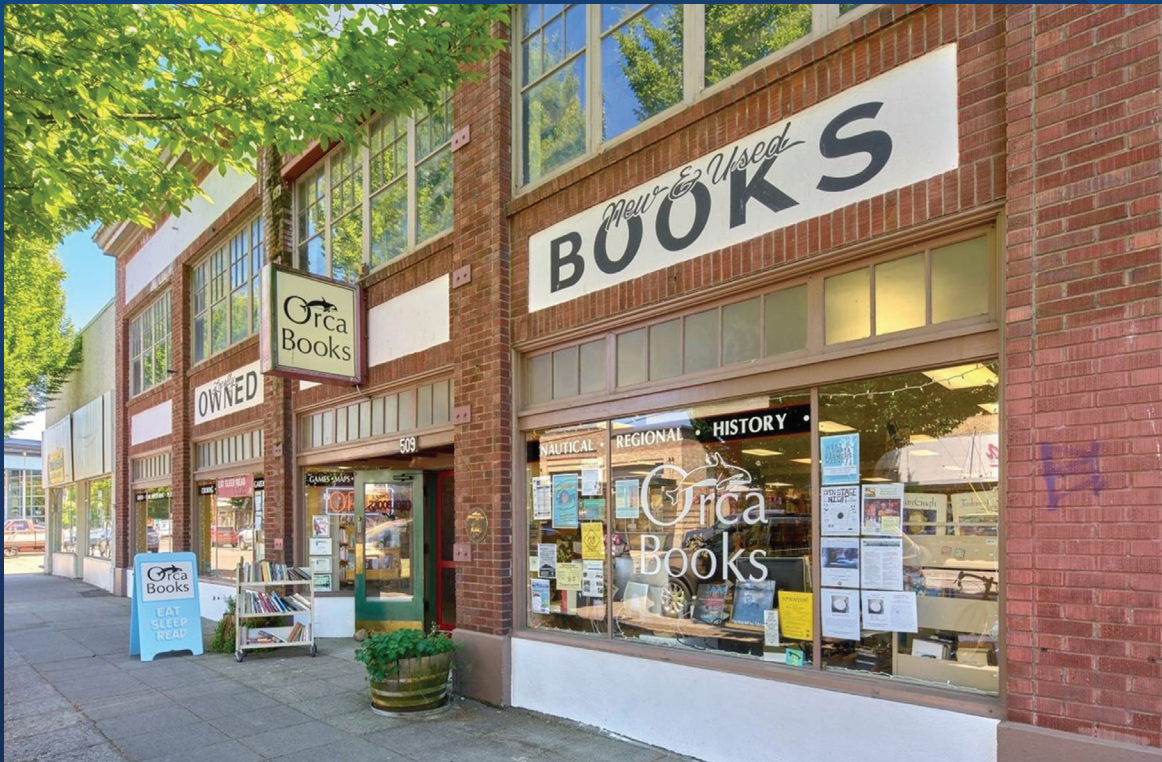


FOR SALE / LEASE

RETAIL BUILDING ON 4TH AVENUE IN OLYMPIA

509 4TH AVENUE E | OLYMPIA, WA. 98501



SALE PRICE **\$1,475,000** | 13,657 SF
LEASE: \$10.00 NNN | 4,900 SF

THIS 13,657 SF BUILDING ON 4TH HAS SO MANY POSSIBILITIES. Currently there is a 4,900 SF show room with one restroom and two 1,200 SF storage areas in the back. Ballet NW leases the 6,000 SF that fronts on Jefferson until 5/27 for \$76K per year (plus property tax and utilities). Seller has renderings for a new live-work plan for 5 units that would front on 4th Ave, Across the street from Well 80.

4,900 SF of retail space also available for lease for \$10.00 NNN.



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**COLDWELL BANKER
COMMERCIAL**
EVERGREEN OLYMPIC
REALTY, INC.