

**FOR
SALE**

DOUG'S BOATS & OUTDOOR

13410 NE 175th St., Woodinville, WA

Colliers
INTERNATIONAL



UNPRICED : REDEVELOPMENT OPPORTUNITY



PROPERTY DETAILS:

Total Land Area: 152,641 SF (3.5 acres)

Total Building Area: 8,859 SF

Site: 3-building retail/warehouse complex
built in 1977

Zoning: CBD (Central Business District)
: 57' height limitation with 2.0 - 2.5
FAR (commercial application)

Occupancy: 100% leased - 4 tenants



- ⌘ Rare, large acreage site in downtown Woodinville core
- ⌘ Walking distance to major retail
- ⌘ Near term income from existing tenants and storage yard
- ⌘ Tremendous visibility from NE 175th St.
- ⌘ Easy access to SR-522 & I-405
- ⌘ 10 miles from Bellevue; 13 miles from Seattle

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