

FOR
SALE

103 E. 3rd St, Arlington, WA 98223
New Price Reduction!

Colliers
INTERNATIONAL



Excellent Owner/User Opportunity

PROPERTY DETAILS:

Building Size: 14,025 SF Total (approx.)

Office: +/- 12,150 SF

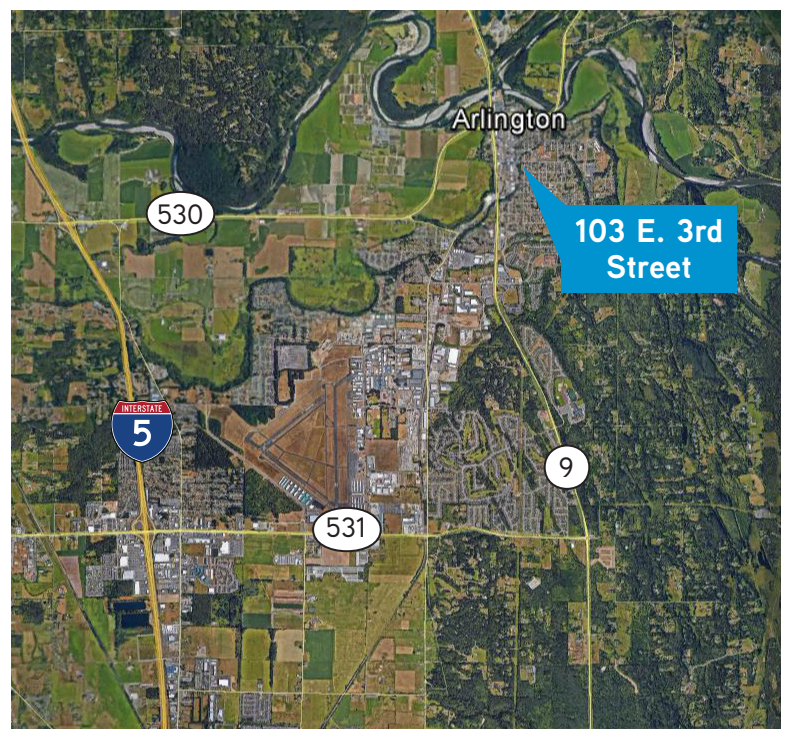
Warehouse: +/- 1,875 SF

Lot Size: 8,712 SF (0.2 acres)

Parcel #s: 00529900101100 & 00529900101200

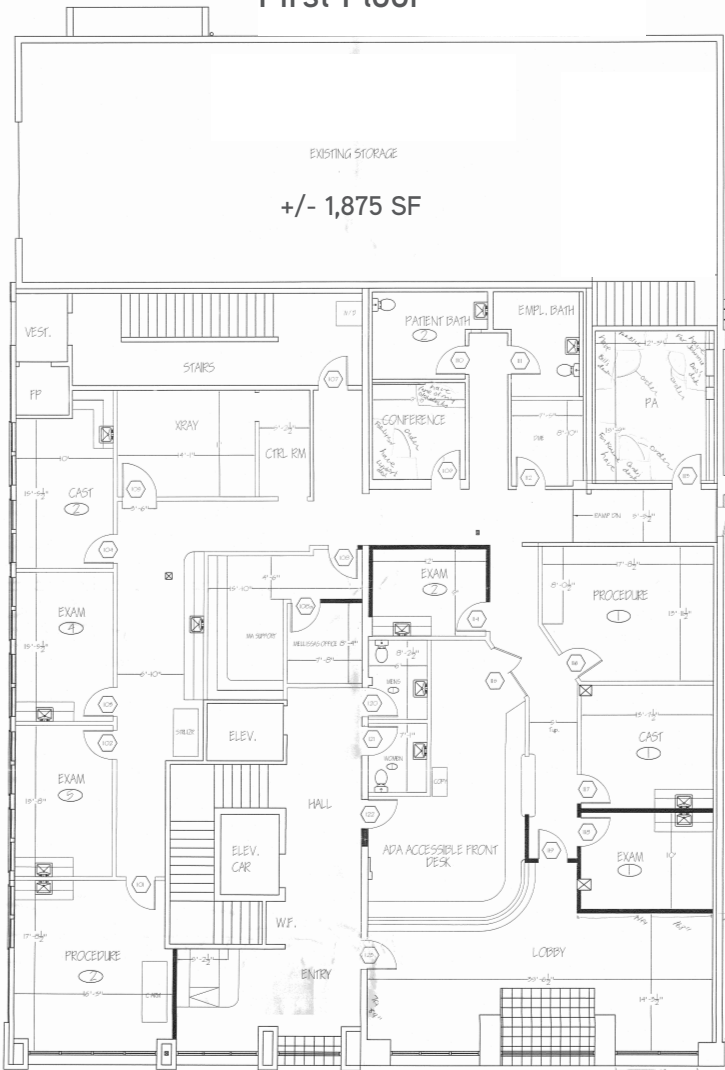
- ⌘ Located in the heart of downtown Arlington
- ⌘ Excellent visibility with appealing storefront
- ⌘ Built in 1900
- ⌘ Completely renovated in 2007-2008
- ⌘ Zoned OTBD-1 (Old Town Business District-1)

PURCHASE PRICE: \$1,795,000



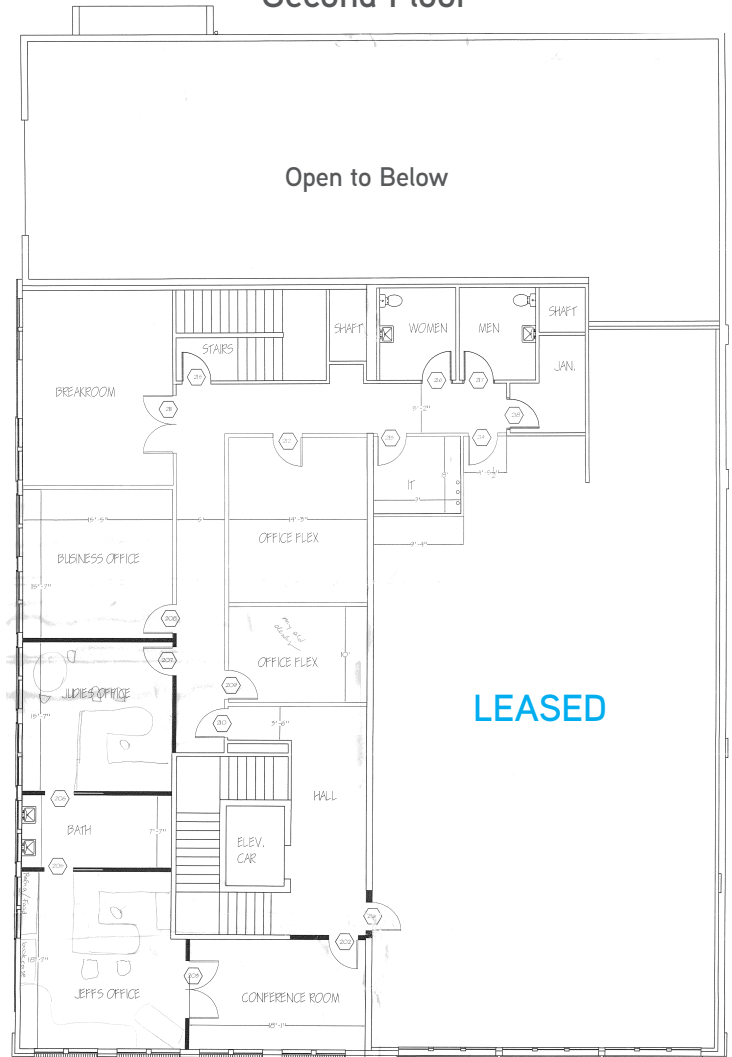
103 E. 3rd St., Arlington, WA - Floor Plans

First Floor

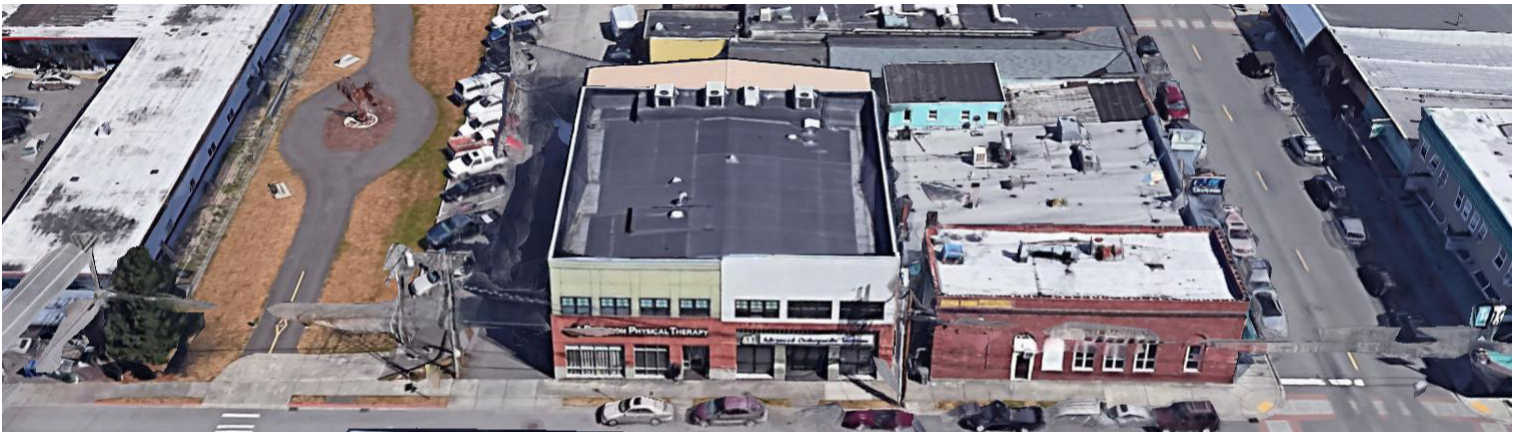


+/- 6,075 SF

Second Floor



+/- 6,075 SF



DEREK HEED
+1 425 453 3133
derek.heed@colliers.com

GREGG RIVA
+1 425 453 3132
gregg.riva@colliers.com

DAVID GUNTHER
+1 425 453 4546
david.gunther@colliers.com

COLLIERS INTERNATIONAL
+1 425 453 4545
www.colliers.com/bellevue



103 E. 3rd St., Arlington, WA - Site Description

- Location:** The property is a rectangular, corner lot located within the business district of the City of Arlington. The property fronts on the north side of E. 3rd Street and the east side of the alleyway between N. Olympic Avenue and N. West Avenue. A portion of the Centennial Trail is located just to the west of the property. The improvements occupy nearly the entire site area, and there is no vehicular access.
- Grade:** The site is level and at-grade of the fronting street and surrounding properties.
- Flood Zone:** Property is not located in a designated flood hazard area according to Flood Hazards Map No. 53061C-0384E (11/8/1999).
- Zoning:** Zoning is under the jurisdiction of the City of Arlington and located within the "OTBD-1" District (Old Town Business District). This zoning classification allows for a broad range of commercial uses. The current use as a medical office building represents an allowed use under the zoning code, and was redeveloped to its current configuration under the current code.
- Building Overview:** The property represents a two-story medical office building with an attached warehouse. The building is made of concrete and masonry, brick and wood-frame construction, with EIFS, concrete block, masonry, and wood siding. The front portion of the building has a flat built-up roof, with the rear warehouse structure having a pitched metal roof. The building was originally constructed in 1900 and converted to its current use as a medical facility in the mid-late 2000s.
- Interior:** Interior finishes are of good-quality including carpet and tile flooring, gypsum wallboard walls, suspended acoustical tile ceiling with recessed fluorescent lighting and parabolic diffusers.
- Mechanical:** The office portion of the building is serviced by roof-mounted HVAC equipment. The building is fully sprinklered. It is also serviced by a single 2,500 lb. capacity elevator.
- Parking:** Ample public parking is available on E. 3rd Street and behind the building.

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2018. All rights reserved.

DEREK HEED
+1 425 453 3133

derek.heed@colliers.com

GREGG RIVA
+1 425 453 3132

gregg.riva@colliers.com

DAVID GUNTHER
+1 425 453 4546

david.gunther@colliers.com

COLLIERS INTERNATIONAL
+1 425 453 4545

www.colliers.com/bellevue

