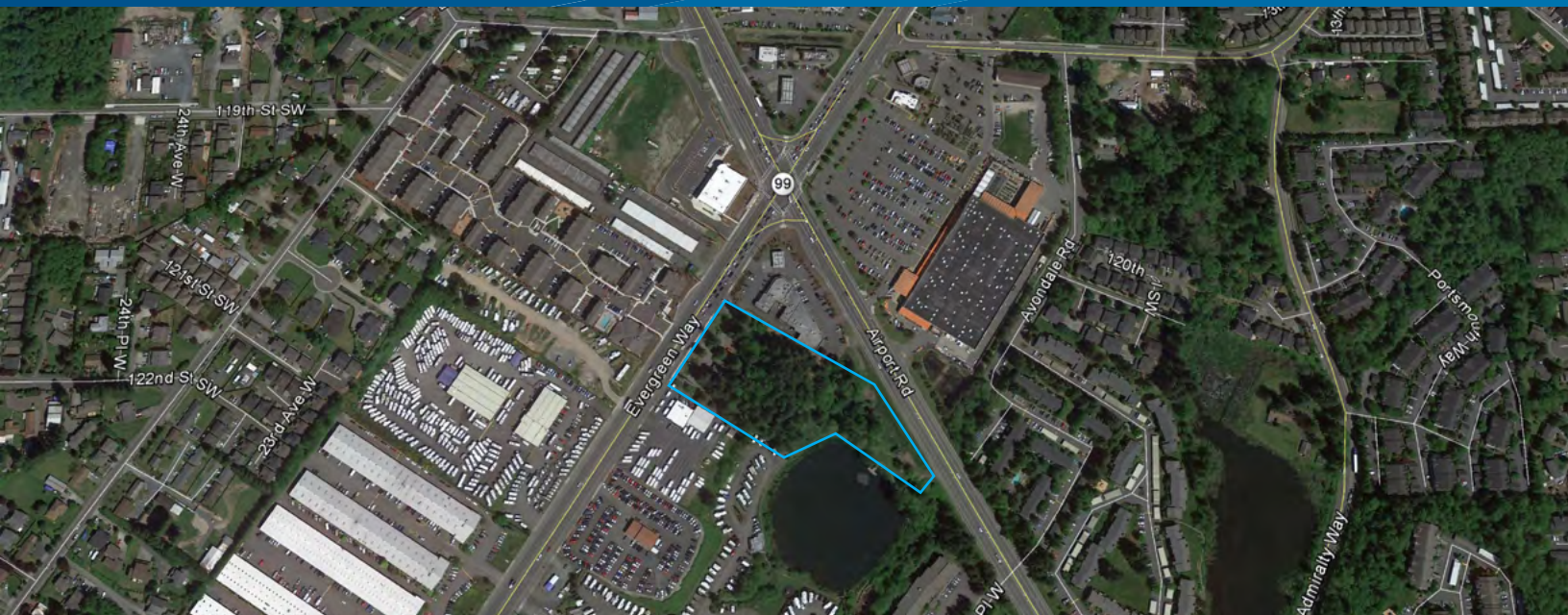


FOR SALE OR LEASE >



3.45 AC with Free Standing Building

12121 Highway 99, Everett, WA



Property Information

- > 3.45 Acres
- > Zoned Urban Center (UC)
- > Frontage on Hwy. 99 and Airport Way
- > Has bill board income of \$1,150/month
- > Value is in land

Building Highlights

- > Dental clinic has 2,563 SF for lease at \$23/SF NNN with 3% annual bumps
- > Leased through February 15, 2018
- > **Sale Price \$1,600,000 = \$10.65/SF**



Do not disturb tenant.

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FOR SALE OR LEASE >

1.31 AC with Free Standing Building

12121 Highway 99, Everett, WA



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