

RETAIL / INDUSTRIAL PROPERTY FOR SALE

Redmond Emissions Site

18610 NE 67th Ct, Redmond, WA 98052



asset
growth
management



OFFERING SUMMARY

Sale Price: \$3,900,000

Available SF: 57,614 SF

Building Size: 3,464 SF

Zoning: MP

PROPERTY OVERVIEW

Well-located former emissions testing property on 1.32 acres in downtown Redmond with excellent transit links. MP zoning allows for various manufacturing and industrial uses, including research and development, wholesale, assembly, and distribution.

Great for ground-up development, or use the existing facility for an auto body / auto repair shop, rental car business, moving truck rental, car storage, or similar.

PROPERTY HIGHLIGHTS

- 1.32 acres in downtown Redmond
- MP Zoning - Permitted Uses: (<http://online.encodeplus.com/regs/redmond-wa/doc-viewer.aspx?secid=2720#secid-2720>)
- Easy access to major transportation routes
- Four drive-through service bays with oversize grade-level doors (~2,070 SF)
- ~1,394 SF office comprised of reception area, restrooms, break room, and private offices
- Distributed 3-phase power
- Fully-paved lot

AGM, INC.

2100 124th Avenue NE, Suite 100, Bellevue, WA 98005
425.576.8700 | agmrealestate.com

JIM REED

206.210.5202

jimr@agmrealestate.com

The information contained herein, while not guaranteed, has been secured from sources AGM Incorporated, a commercial real estate company, believes to be reliable and is considered the most current and correct data available. Prospective purchaser (or lessee) should verify all such information on their own behalf or have information verified by their attorney, accountant or business advisor.

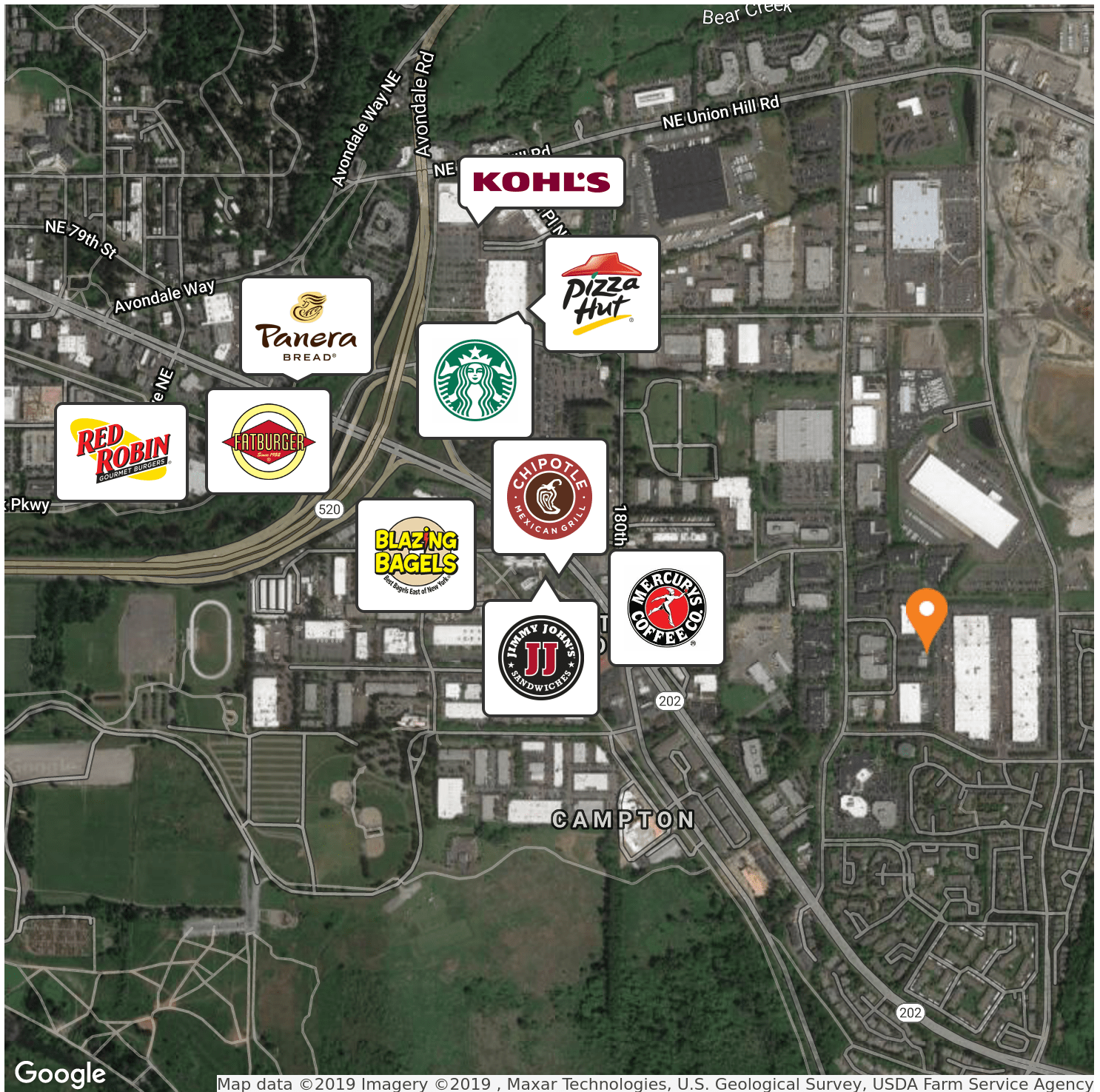
RETAIL / INDUSTRIAL PROPERTY FOR SALE

Redmond Emissions Site

18610 NE 67th Ct, Redmond, WA 98052



*asset
growth
management*



AGM, INC.

2100 124th Avenue NE, Suite 100, Bellevue, WA 98005
425.576.8700 | agmrealestate.com

JIM REED

206.210.5202

jimr@agmrealestate.com

The information contained herein, while not guaranteed, has been secured from sources AGM Incorporated, a commercial real estate company, believes to be reliable and is considered the most current and correct data available. Prospective purchaser (or lessee) should verify all such information on their own behalf or have information verified by their attorney, accountant or business advisor.

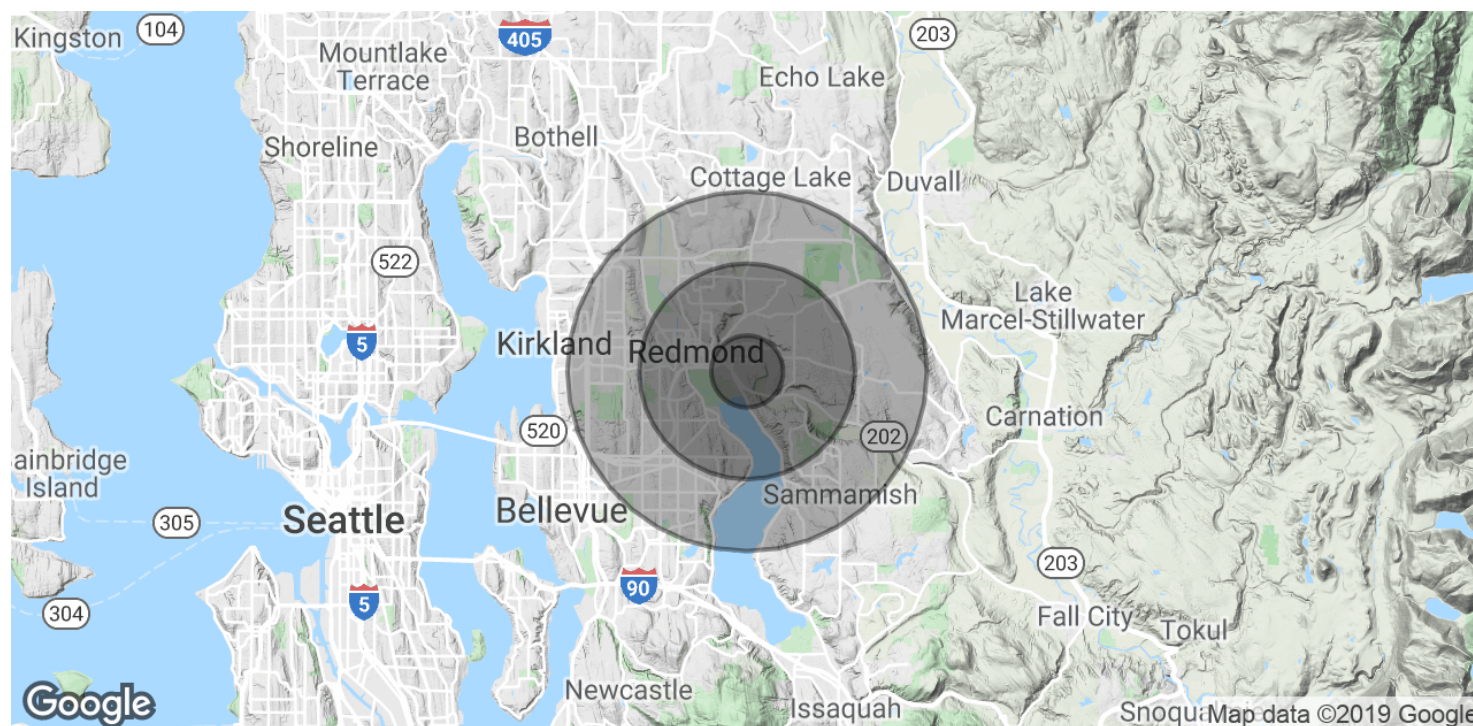
RETAIL / INDUSTRIAL PROPERTY FOR SALE

Redmond Emissions Site

18610 NE 67th Ct, Redmond, WA 98052



asset
growth
management



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,809	63,375	174,148
Median age	30.1	35.5	36.3
Median age (Male)	29.6	34.1	35.3
Median age (Female)	31.0	37.0	37.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,644	25,794	69,565
# of persons per HH	2.3	2.5	2.5
Average HH income	\$108,963	\$114,228	\$116,394
Average house value	\$746,114	\$630,223	\$564,057

** Demographic data derived from 2010 US Census*

AGM, INC.

2100 124th Avenue NE, Suite 100, Bellevue, WA 98005
425.576.8700 | agmrealestate.com

JIM REED

206.210.5202

jimr@agmrealestate.com

The information contained herein, while not guaranteed, has been secured from sources AGM Incorporated, a commercial real estate company, believes to be reliable and is considered the most current and correct data available. Prospective purchaser (or lessee) should verify all such information on their own behalf or have information verified by their attorney, accountant or business advisor.