



PUBLISHED RESERVE: \$4,850,000

LAST ASKING: \$5,400,000

SIZE: 4.11± Acre Site
38,710± Square Foot Leasable Area

ZONING: Neighborhood Business

PROPERTY INSPECTION: Call
Auction Information Office 1-800-822-4669
for Appointment

Saturday, April 20	1:00 p.m. to 4:00 pm
Friday, April 26	12:00 p.m. to 3:00 pm
Saturday, May 4	1:00 p.m. to 4:00 pm

FINANCING: None – All Cash



DESCRIPTION: This specialty shopping center is located in South Federal Way, at the intersection of SW 356th Street and 21st Avenue SW. The location provides tenants with exposure to over 50,000 cars per day, according to the city of Federal Way. There is a total of approximately 38,710± square feet (s.f.) of leasable area located primarily in two single story buildings. Two free standing buildings -- a 180± s.f. coffee kiosk and a 1,392± s.f. dry cleaner -- are included in this total. The shopping center at the present is approximately 72% leased, providing an opportunity to enhance the existing cash flow through leasing activity.