

RITZ FURNITURE GALLERY BUILDING

20423 HWY 99 | LYNNWOOD, WA



 THE ANDOVER
COMPANY, INC.
CORFAC INTERNATIONAL

JOSH KLEIN
(206) 357-5486
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FOR SALE
\$5,700,000

RITZ FURNITURE GALLERY BUILDING

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PROPERTY HIGHLIGHTS

- Total Building SF: 25,476
- Main Floor: 12,738 SF
- Basement: 12,738 SF
- Stories: 2
- Land Area: 53,579 SF
- Parking Stalls: 56
- Highway 99 Frontage: 255 feet
- Zoning: Commercial General (CG)
- Parcels: 00564100000603,
00564100000606
- County: Snohomish
- Year Built: 1976
- Air Conditioning
- Pylon Sign
- Security System
- Signage
- Signalized Intersection
- Storage Space
- High Traffic Count (44,429 VPD)
- Loading: 3 Dock High Doors
- Ceiling Height: 9-12 ft



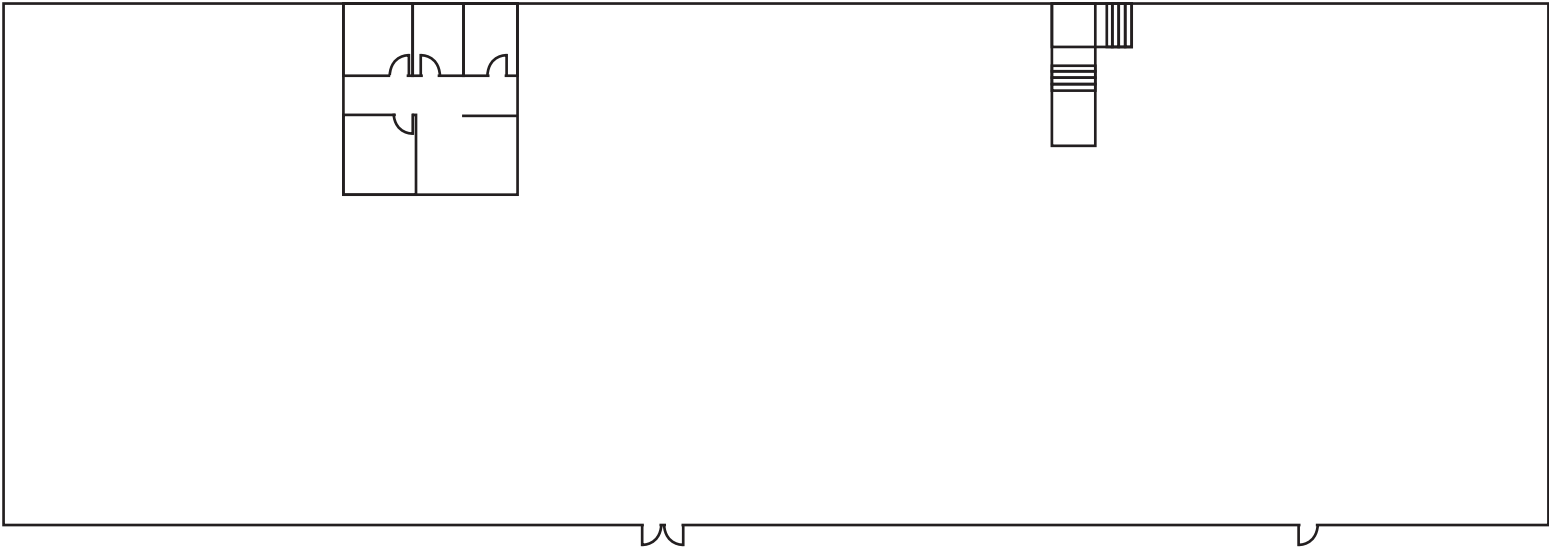


**RITZ FURNITURE
GALLERY BUILDING**

HWY 99

N

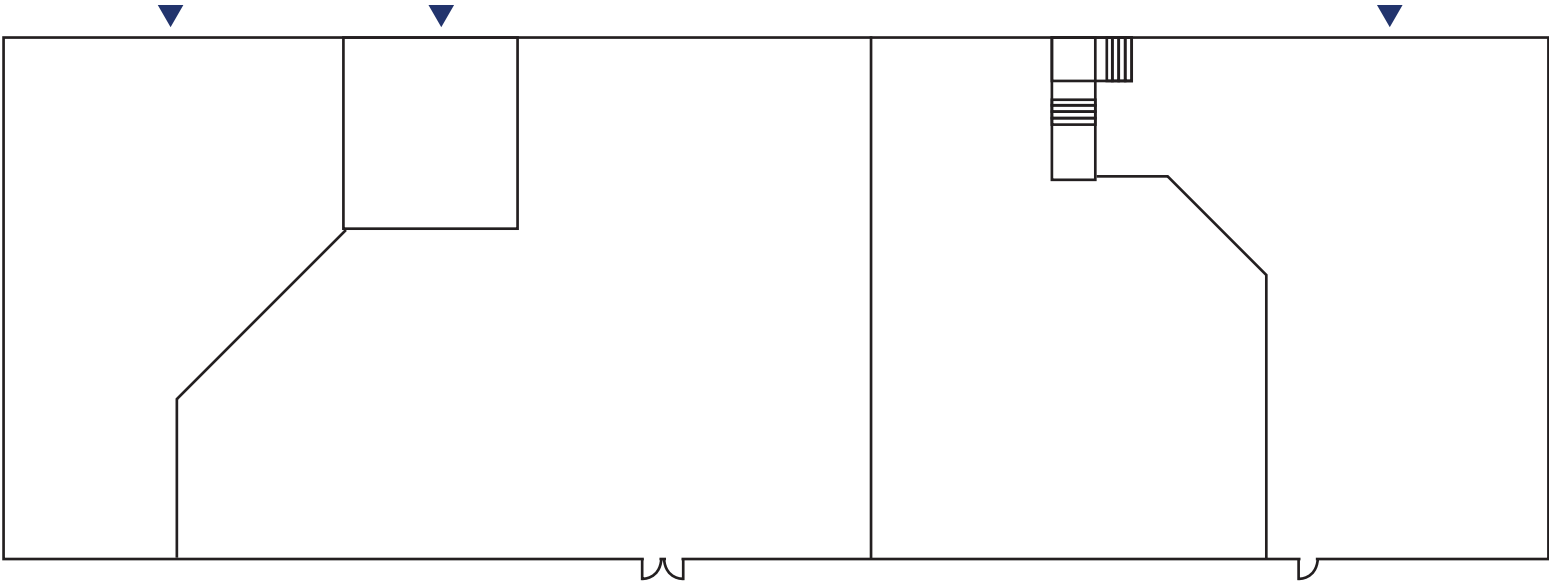
1ST FLOOR



▲ Dock High Door



BASEMENT



▲ Dock High Door



MAP

The information contained herein has been obtained from reliable sources, but is not guaranteed. A prospective buyer/tenant should verify each item relating to this property and all information contained herein.



CURRENT ESTIMATED DRIVING TRAVEL TIMES

SEATAC INTERNATIONAL AIRPORT	35 MIN
SEATTLE	30 MIN
LIGHT RAIL STATION	8 MIN



Property provides 100% visibility from Hwy-99



Sales floor, offices & loading dock are included



Has signage available



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