### **38TH AVE RETAIL BUILDING**

6615 - 6617 38th Ave NW Gig Harbor, WA 98335



Sale Price	\$1,950,000

#### **OFFERING SUMMARY**

Building Size:	10,574 SF	
Lot Size:	0.841 Acres	
Year Built:	1963	
Partially Renovated:	2022	
Zoning:	RB2	

#### PROPERTY OVERVIEW

100% Leased Multi-Tenant Retail/Office Building. Currently 6 tenant occupied. Partial improvements made in 2022. Owner-User capable. Income generating billboard and buildings viewed from Highway 16. Residential and Business District (RB-2) zoning allows variety of uses including: Multi-family, Day care, Personal, Professional and Business Services. Additional Parcel to the South for additional parking and outdoor activities. See Zone Use Table Link below for list of allowed uses. Parcels 0221083089 and 0221083087.

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	930	3,058	4,630
Total Population	1,854	6,190	10,033
Average HH Income	\$101,425	\$103,277	\$109,131

#### **RB-2 ZONE USE TABLE LINK**

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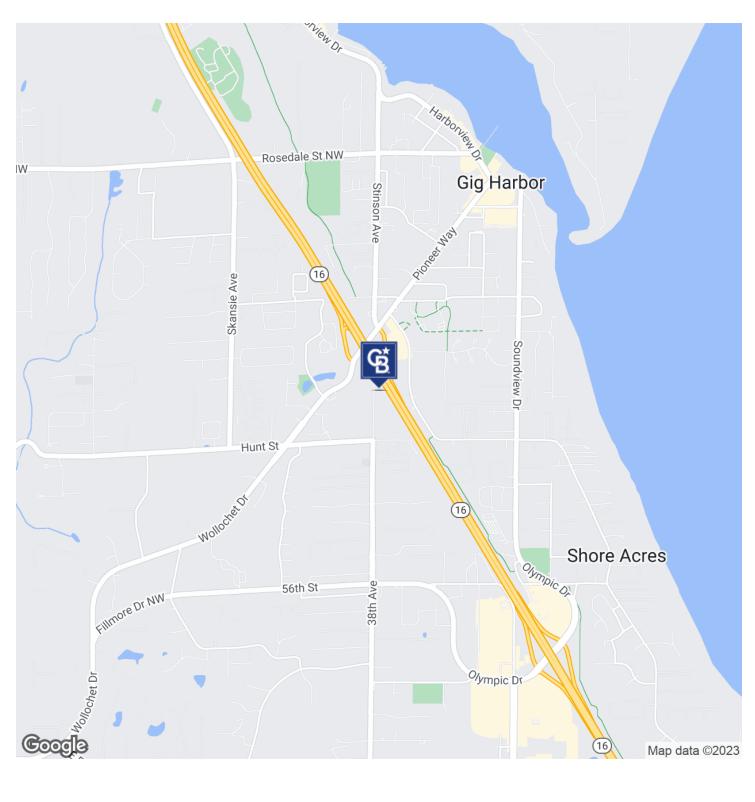
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