



*Edmonds Freestanding Commercial Building for Sale*

**7522 221st Pl SW, Edmonds, WA 98026**

**\$550,000**

# Property Details

Address:	7522 221 <sup>st</sup> Pl SW, Edmonds, WA
Parcel Number:	27042900309500
2026 Prop. Taxes:	\$3,936.18
Lot Size:	3,920 Square Feet (0.09 Acres)
Building Size:	1,124 Square Feet
Outdoor deck:	280 Square Feet
Year Built:	1951 (Effective Year: 2005)
Power:	200 amp single phase
Current Use:	Commercial - General Office
Off-street parking:	5 spaces (10 if parked tandem)
Features:	4 large private offices Kitchenette & break room Reception area 1 restroom & 1 utility closet Private backyard with a large deck Mature landscaping Excellent location close to transit



## Move-In Ready Commercial Building

Incredible opportunity for a small business owner to stop paying rent and start paying themselves! The property is perfect for a number of different uses including an insurance office, law firm, CPA, acupuncturist/massage therapist, counseling, daycare, etc. The 1,124 SF building is currently configured with four large private offices, one restroom, reception area and break room with a kitchenette. The private and peaceful backyard features mature landscaping and a huge deck. Located on a quiet tree-lined street yet close to mass transit, Swedish Edmonds Campus and Hwy 99.

*Why pay rent when you can own? Owner-users occupying at least 51% of the premises can purchase the property with as little as a 10% down payment with SBA Financing.*

*7522 221<sup>st</sup> Pl SW, Edmonds, WA*



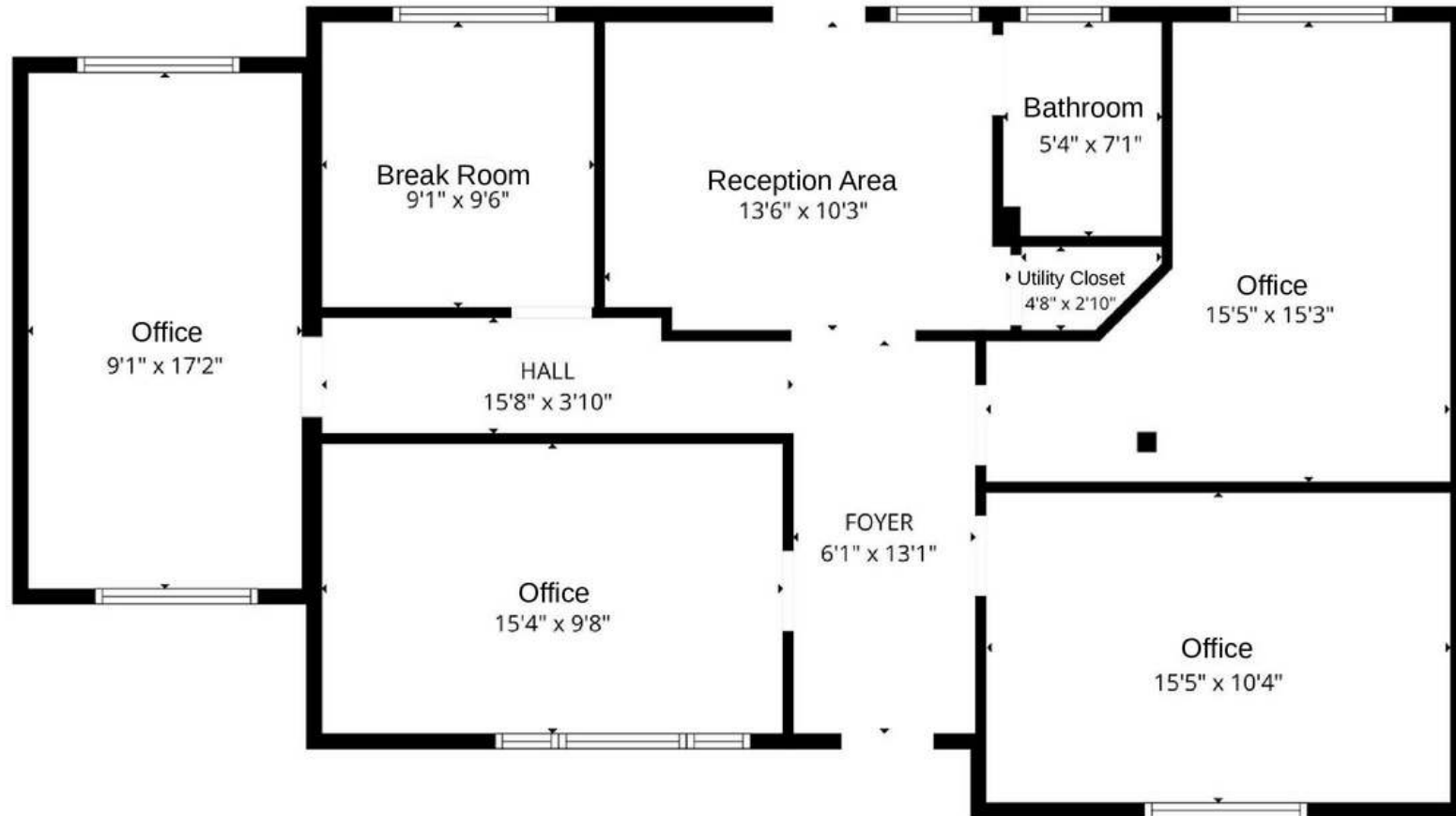
*7522 221<sup>st</sup> Pl SW, Edmonds, WA*



*7522 221<sup>st</sup> Pl SW, Edmonds, WA*



# 7522 221<sup>st</sup> Pl SW, Edmonds, WA



Information within this marketing package has been secured from sources believed to be reliable, but Broker makes no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer shall verify all information and bears all risk for inaccuracies.



Exclusively Listed By:

**Lauren Hendricks**

Windermere Real Estate Midtown Commercial  
215 Westlake Ave N, Seattle, WA 98109  
LaurenHendricks@windermere.com  
www.CommercialSeattle.com  
Phone: 206-999-9161



**LAUREN  
HENDRICKS**  
COMMERCIAL REALTOR