

# TAC AIRSOFT

FOR SALE - \$5,000,000

1517 SOUTH TACOMA WAY | TACOMA, WA

## INVESTMENT / OWNER-USER OPPORTUNITY

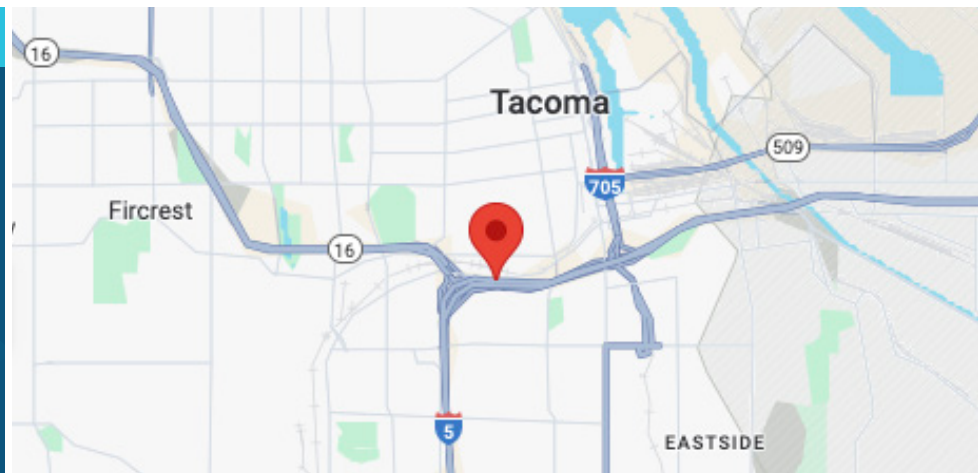


## SALE INFORMATION

BUILDING SIZE	LAND SIZE	OFFICE SIZE	LOADING	SALE PRICE	CAP RATE
46,411 SF	1.37 AC	3,497 SF	3 DH & 3 GL	\$5,000,000	7.5%

## PROPERTY HIGHLIGHTS

- 3 Parcels
  - 7105000340 (0.75 AC)
  - 7105000300 (0.43 AC)
  - 7105000313 (0.19 AC)
- Unique owner/user opportunity
- Approximately 1 year left on lease
- Possible live/work space
- Year built: 1925 (1985)
- 2 floors



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