

CORNELL CORNER

58410 SR 410 E
ENUMCLAW, WA



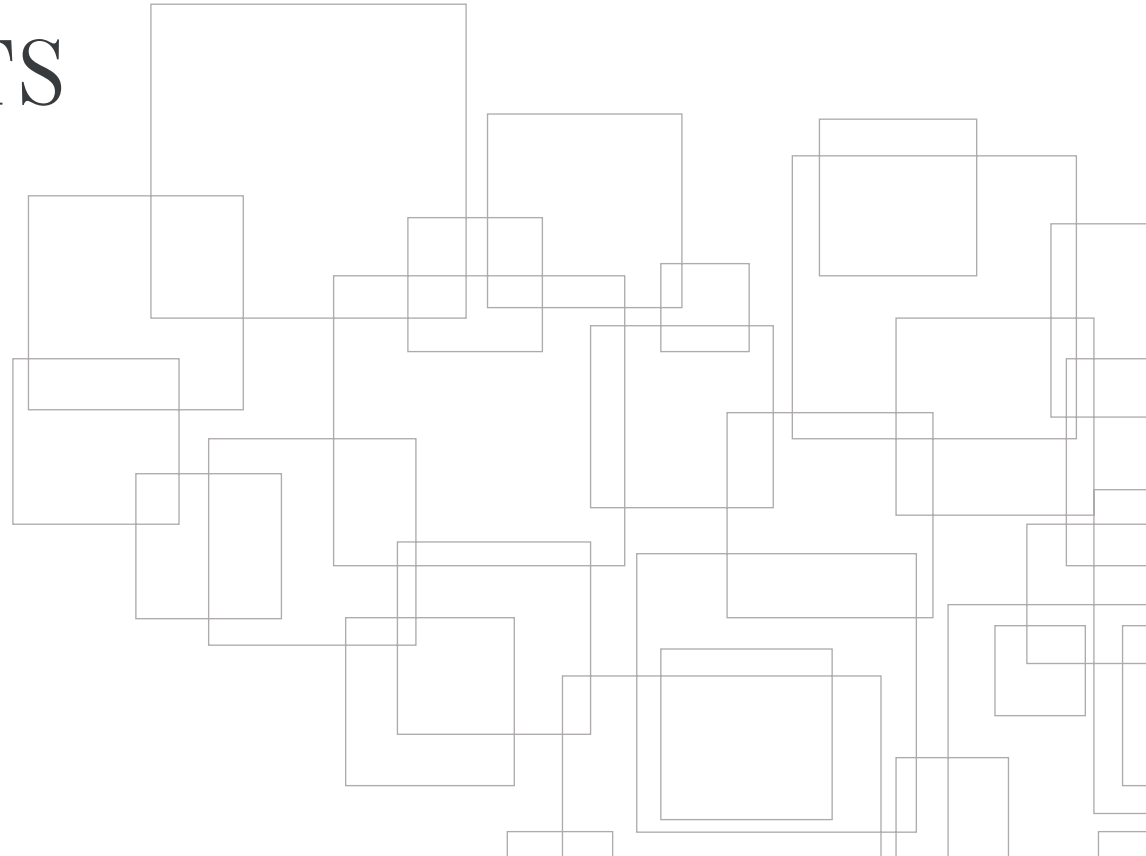
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*Exclusively
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INVESTMENT SUMMARY

OWNER-USER OR VALUE-ADD INVESTOR OPPORTUNITY

Kidder Mathews is pleased to present the opportunity to market Cornell Corner a Retail/Residential Center in Greenwater, WA. An ideal owner-user or value-add investment opportunity. Currently the building is 100% occupied and provides flexibility with month-to-month tenancy. With a full unfinished floor for more apartments, retail, or storage.

ADDRESS	58410 SR 410 E, Enumclaw, WA
PARCEL NO	4255200010
3 APARTMENTS	±2,336 SF
RETAIL STORE	±1,248 SF
VACANT SHELL FLOOR	±1,248 SF
GROSS LAND SIZE	10,350 SF (0.24 acres)
OCCUPANCY	100%
YEAR BUILT	1983/1997 (several renovations over the years)
ZONING	GC (Gateway Community)
SEWER	Septic

\$1,350,000
PURCHASE PRICE

4,832
TOTAL RENTABLE SF



INVESTMENT HIGHLIGHTS

Five story mixed use Residential/Retail Center

Lower unit: Has one apartment approximately 650 SF and seven storage rooms for equipment rental approximately 600 SF

Ground floor retail: ±1,248 SF leased out to a retail store

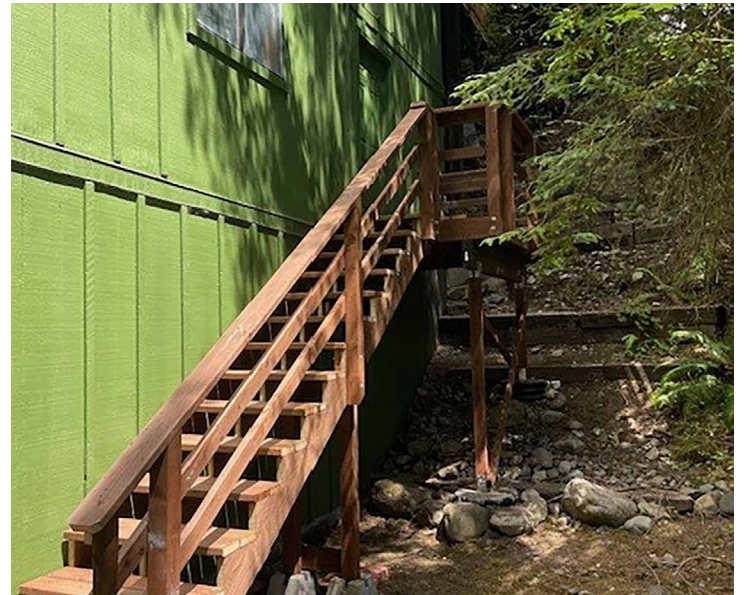
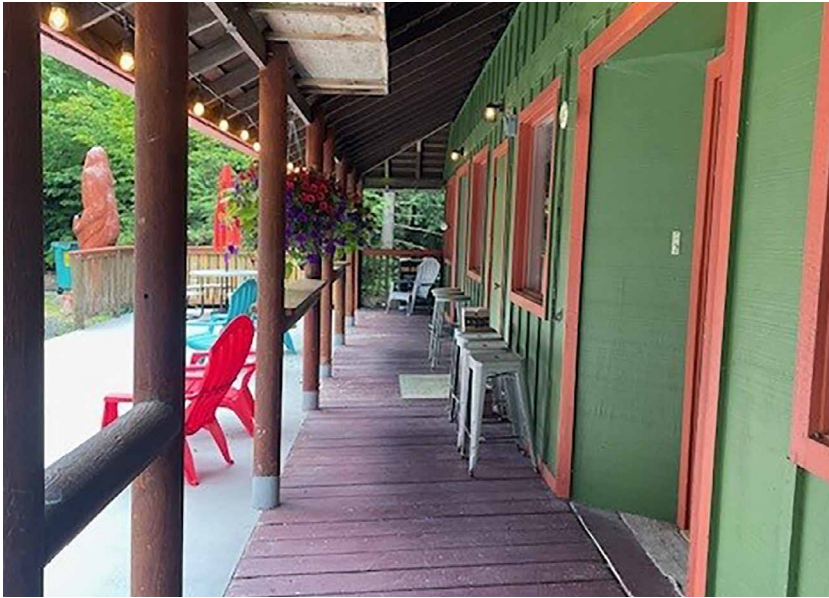
Second floor retail/residential/storage: ±1,248 SF is in shell condition and ready for your vision

Top floor residential: ±1,248 SF is the penthouse unit with amazing views and flowing floor plan

Parking lot fronts Hwy 410 with additional parking spots available



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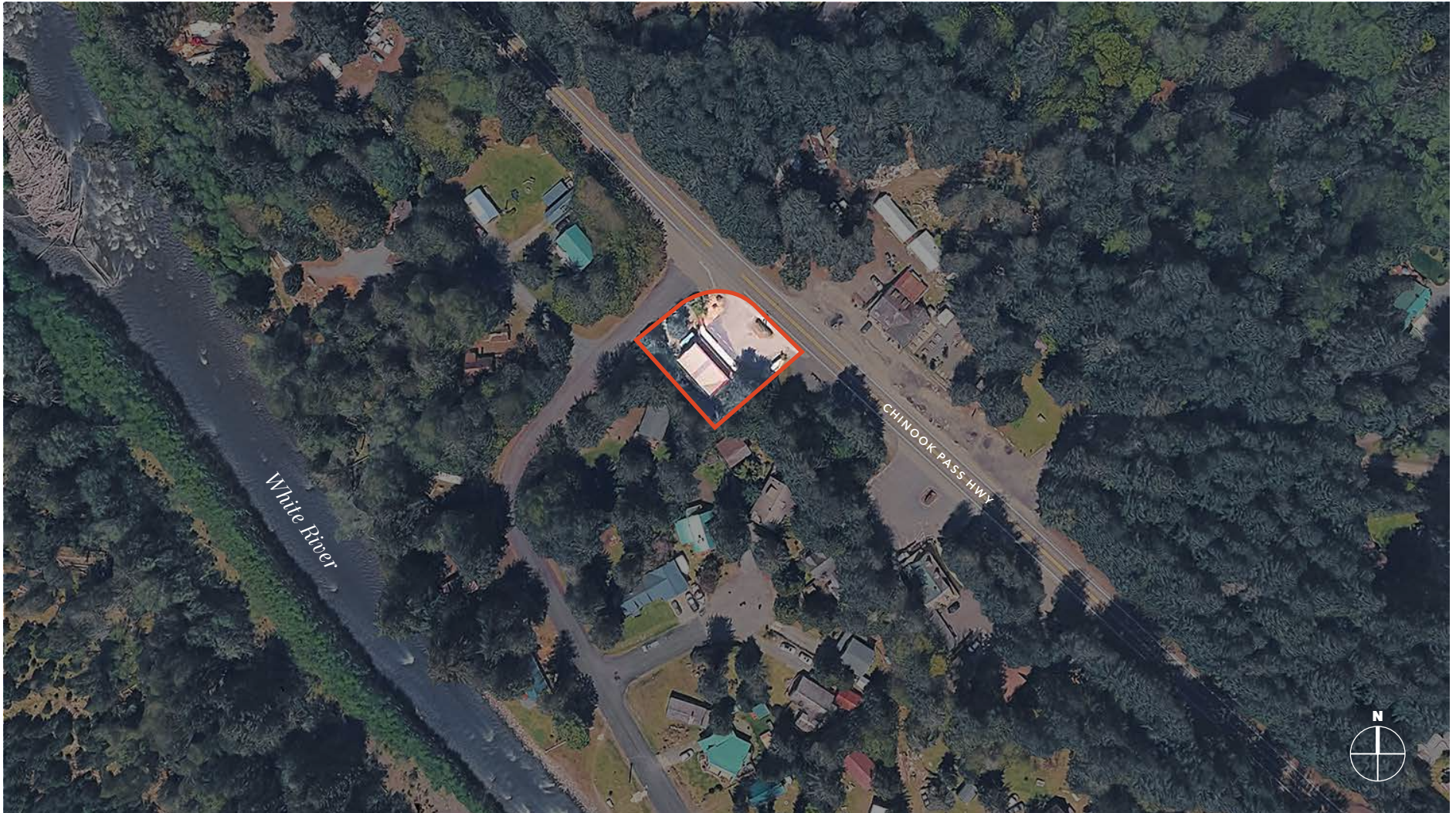






LOCATION SUMMARY

PARCEL OVERVIEW





GREENWATER, WA OVERVIEW

Greenwater, WA is a small, unincorporated mountain community situated along State Route 410, roughly 20 miles east of Enumclaw. Sitting at an elevation of 1,805 ft, it serves as a primary northern gateway to Mount Rainier National Park and Crystal Mountain Resort.

Greenwater is 16 miles from Crystal Mountain, Washington's largest ski resort at 2,600 Acres. Located just under two hours from Tacoma and Seattle. Crystal Mountain receives roughly 348 to 400 inches of snow annually. The mountain is busy in summer offering hiking, camping, mountain biking and access to the adventure course. Crystal Mountain has activities for all ages year round.

LOCATION OVERVIEW



EAT + DRINK

- 01 Greenwater General Store
- 02 Naches Restaurant & Bar
- 03 Wapiti Outdoors
- 04 Green Water Collective

CRYSTAL MT. RESORT

16 Miles / 35 Minute Drive from Greenwater



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