

**19901 Highway 99
Lynnwood, WA 98036**

**For
LEASE**

**Lynnwood Gem
\$32sqft NNN
909 sqft**

Single Tenant Property
Current Villa Insurance
Previous Baskin Robbins
Available 8-1-19
Possible available sooner

Remodeled in 2014
New Roof/new HVAC
Great Parking Field
In same lot with
O'Reilly and Starbucks
Just south of the high
traffic 196th and Hwy 99
intersection which is the
major shopping area in
this section of
Lynnwood.
Possible tear down and
Build to suit.



19901 Highway 99, Lynnwood, WA 98036

**RETAIL REALTY &
CONSTRUCTION
SERVICES LLC**

JOE BEYNON

Jbeynon6@comcast.net

425-466-3018

Being presented as a standalone 909 foot single tenant building but owners willing to discuss either expansion and/or build to suit up to 5,000 feet. This building has been occupied by Villa and prior Baskins Robbins for the past 25 years. Rare availability!

Perfect size for uses: Banks, sub shop, specialty, check cashing, convenience store, credit union, hair salon, take and bake pizza, insurance (tenant purchased a building with his successful agency)

Additional Information: A great opportunity presented by Retail Realty & Construction Services in conjunction with Wexler Property Group, a premier NW property development company.

Please call before disturbing tenant Joseph Beynon, Designated Broker **425-466-3018**

www.retailrs.com

AERIAL VIEW 19901 HWY 99, LYNNWOOD

RETAIL REALTY & CONSTRUCTION SERVICES 425/4663018

