

FOR SALE

RETAIL/OFFICE/LAND BUILDING INVESTMENT
WAN BUILDING 6323 35TH AVENUE SW | SEATTLE, WA 98126



EWING & CLARK
INCORPORATED

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OFFERING SUMMARY

6323 35TH AVENUE SW | SEATTLE, WA 98126



PROPERTY DETAILS

- 9,112 Square Feet of Building
- Three Unit Building with long term Tenants of which two are on NNN Leases and the other a modified gross lease
- Two of the Tenant Leases ends mid-year 2028, the other in June 2025 allowing for Future Development
- 29,945 Square Feet of Land
- Zoned: NC2P-55 (M)
- Building upgrades include exterior painting in 2021, new roof in 2022, 3 new roof top HVAC systems in the last 3 years
- Real Estate Taxes are \$33,132
- Year Built: 1987
- Tax Parcel Number: 38749000020
- 60 Parking places on site surrounding the building with two curb cuts
- Building is located in the Morgan Junction neighborhood in West Seattle next to U-Haul and many other new developments
- **Price: \$3,900,000**

PHOTOS

6323 35TH AVENUE SW | SEATTLE, WA 98126



INCOME STATEMENT

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2024 Income Statement

Annual Gross Income: \$217,296

Annual Operating expenses

Real Estate Taxes: \$33,132

Insurance: \$3,500

Landscaping: \$700

HVAC Maintenance: \$6,000

Parking Lot Maintenance: \$2,340

General Maintenance: \$3,500

Total Expenses: \$49,177

Net Operating Income: \$197,136

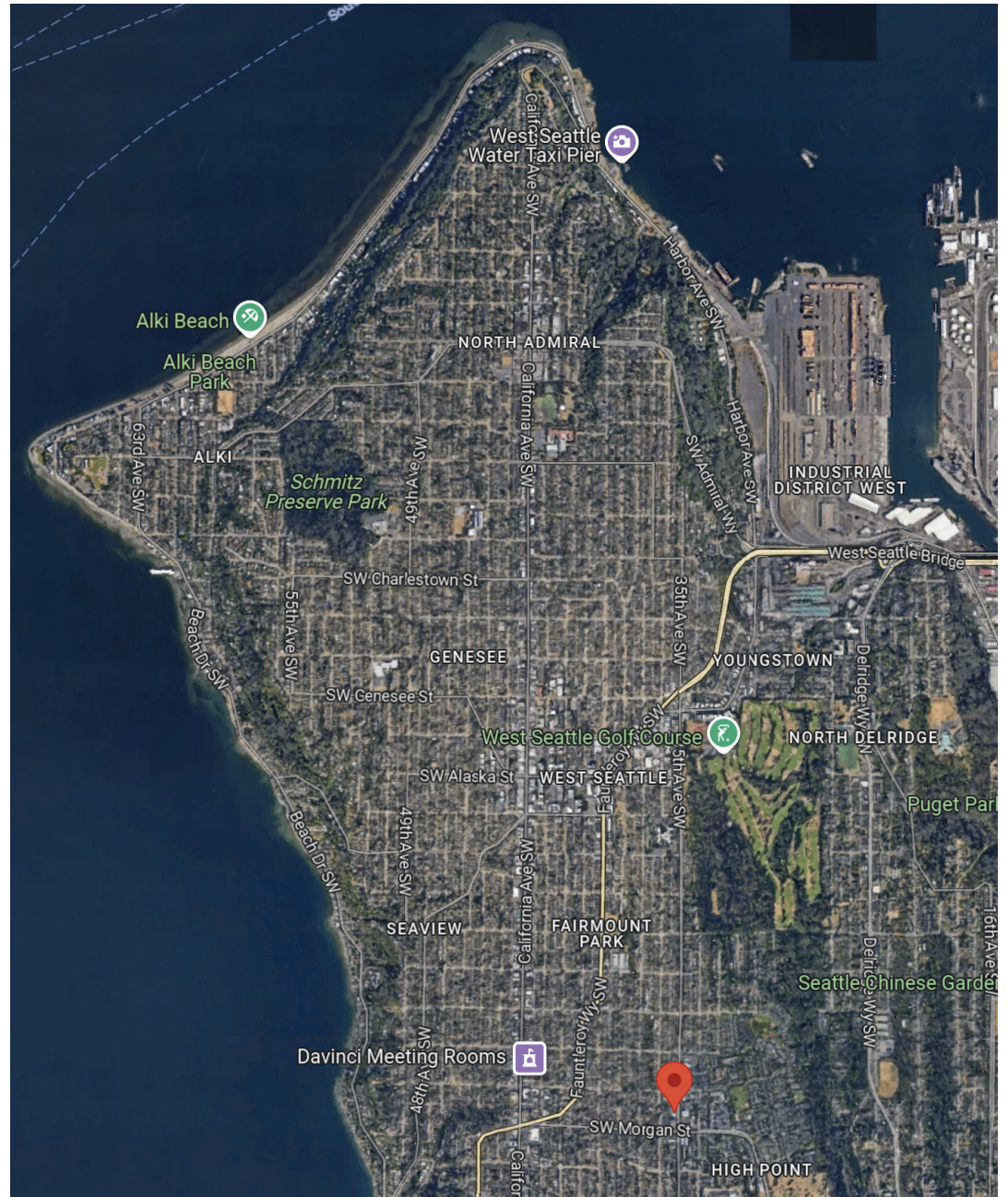
Offering Price: \$3,900,000

Cap Rate 5%

Price per foot for the Building: \$428

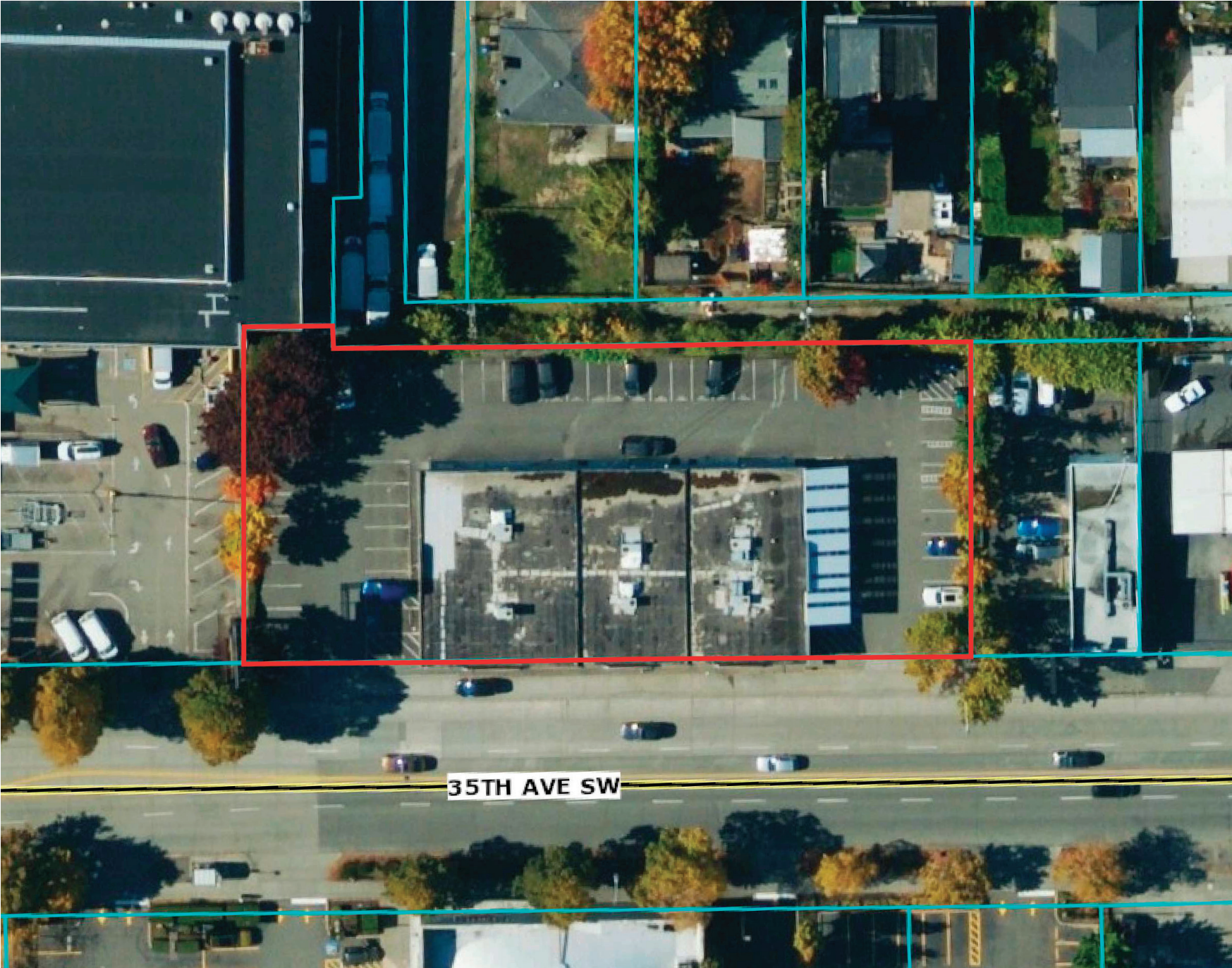
Price per foot for the Land: \$130

Two of the Tenants on NNN leases occupy 59% of the building, the other 41% is on a modified gross lease



AERIAL MAP

6323 35TH AVENUE SW | SEATTLE, WA 98126



SITE MAP

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