



# For Sale

2722 NE 115th St

Seattle, WA 98125

**Alex - Duff**

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# Property Information

For Sale  
2722 NE 115th St







## Property Description

Great income property in Lake City off 522, stand alone retail building with two tenants. Has parking. 2nd story used for storage and office.

One tenant in on a month to month lease. Second space is available.

Almost 5% cap, present your offer!

## Property Highlights

- Year Build 1948 Renovated 1990
- Stories 2
- Lot 8310 SF or .19 acres
- Building 2748 SF

## Offering Summary

Sale Price:	\$1,250,000
Number of Units:	2
Lot Size:	8,304 SF
Building Size:	2,748 SF
NOI:	\$71,469.00
Cap Rate:	5.72%

## Demographics

	1 Mile	5 Miles	10 Miles
Total Households	11,483	194,501	546,998
Total Population	26,051	435,834	1,177,712
Average HH Income	\$107,221	\$127,612	\$132,296

# Property Description



## Property Description

Great income property in Lake City off 522, stand alone retail building with two tenants. Has parking. 2nd story used for storage and office.  
One tenant in on a month to month lease. Second space is available.  
Almost 5% cap, present your offer!

## Location Description

Legal: HOMEWOOD PARK ADD PCL A OF SEATTLE LBA #3029019 REC #20180613900001 SD LBA POR OF LOTS 13-17 OF BLK 17 OF SD ADD TGW ALL OF VAC ALLEY ADJ SD 13- 14-15 PLAT BLOCK: 17 PLAT LOT: 13-17



# Complete Highlights

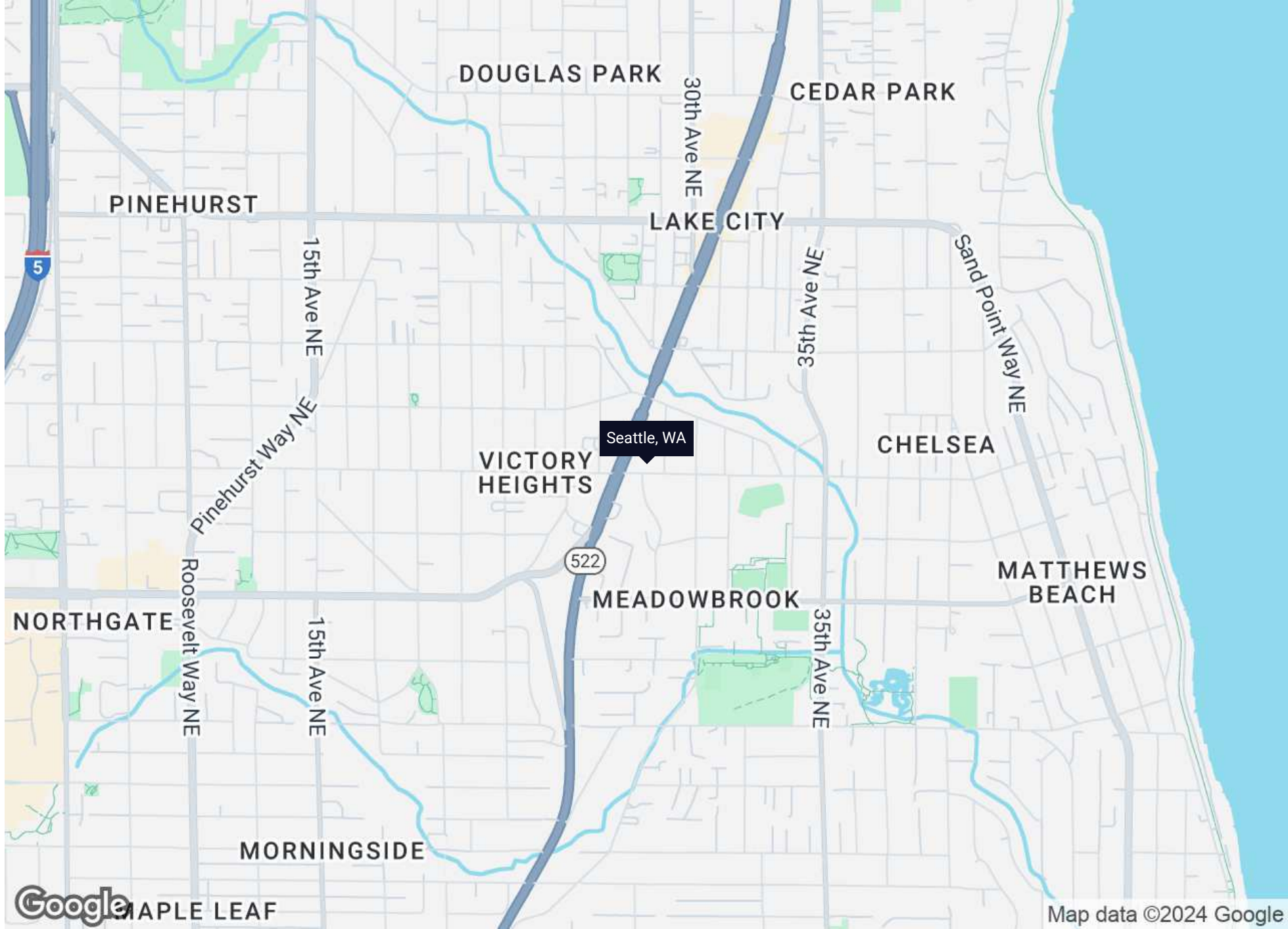


## Property Highlights

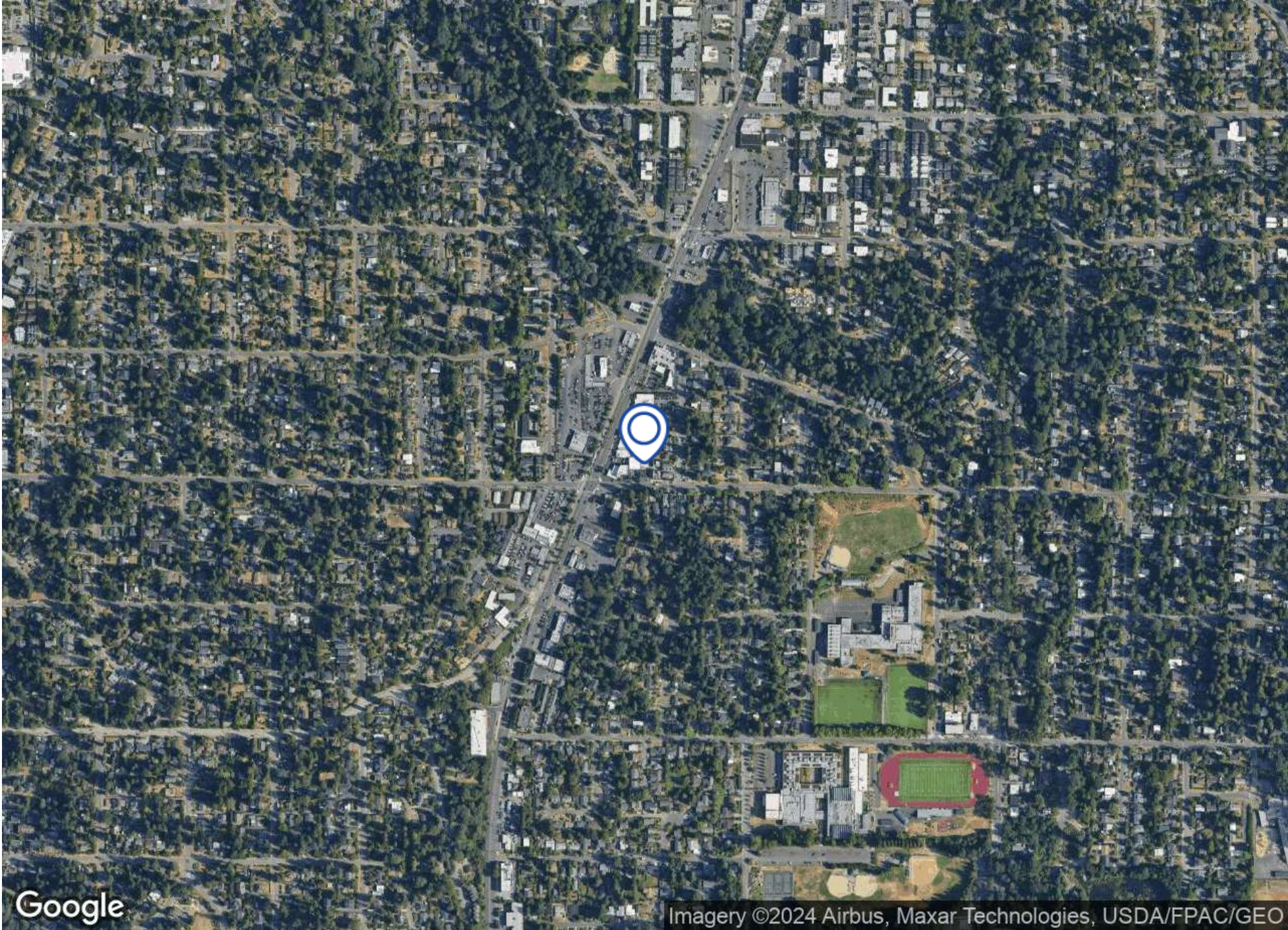
- Year Build 1948 Renovated 1990
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- Lot 8310 SF or .19 acres
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# Regional Map







Google

Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/GEO



# Rent Roll

Suite	Tenant Name	Size SF	% Of Building	Price / SF / Year	Market Rent	Market Rent / SF	Annual Rent	Lease Start	Lease End
-	-	1,372 SF	49.93%	\$33.53	-	-	\$46,003	-	month to month
-	-	1,372 SF	49.93%	\$37.90	-	-	\$51,999	-	vacant
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
Totals		2,744 SF	99.86%	\$71.43	\$0	\$0.00	\$98,002		
Averages		1,372 SF	49.93%	\$35.72			\$49,001		

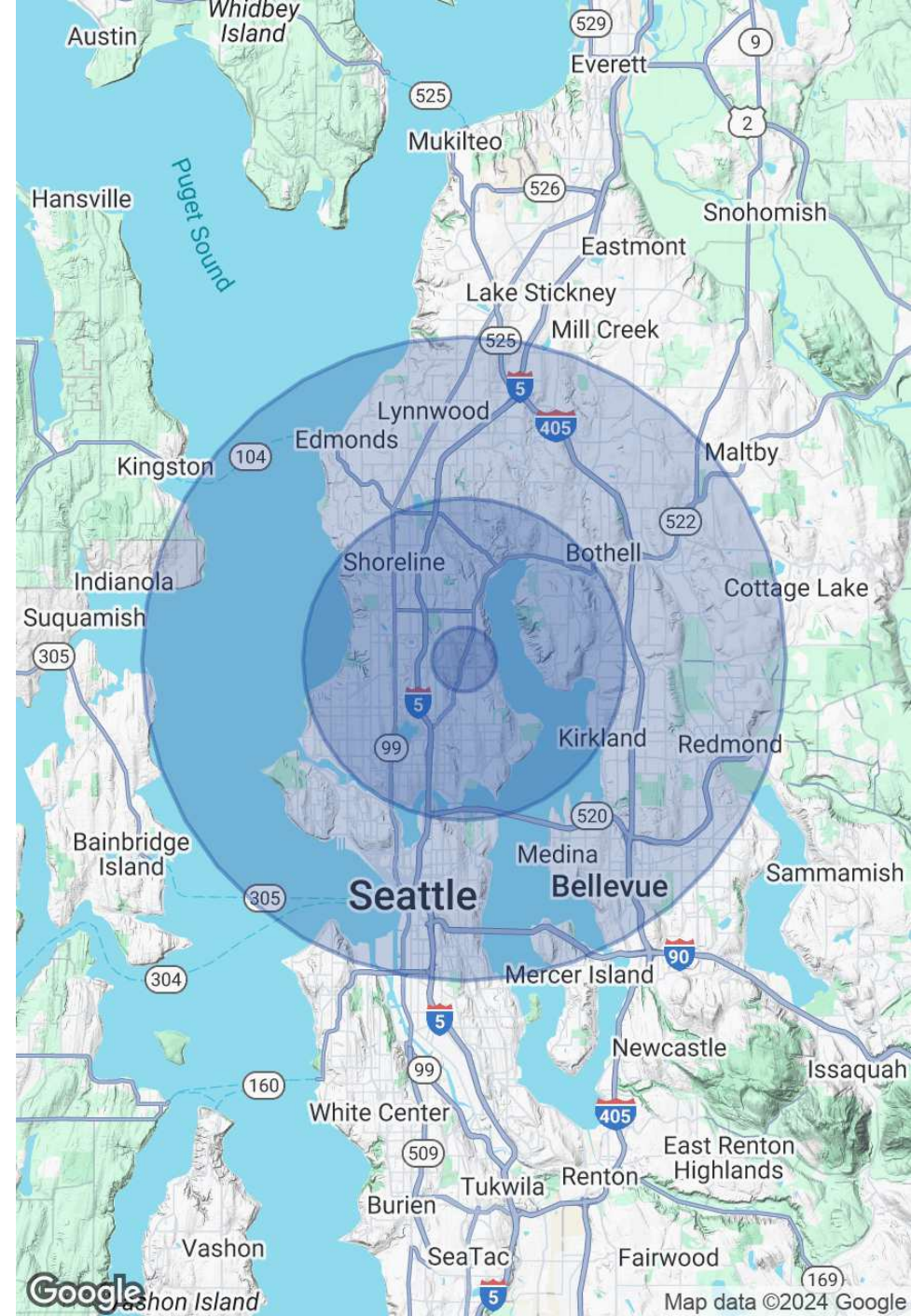
# Demographics Map & Report

Population	1 Mile	5 Miles	10 Miles
Total Population	26,051	435,834	1,177,712
Average Age	39.1	37.9	38.2
Average Age (Male)	38.1	37.4	37.7
Average Age (Female)	40.7	38.5	38.9

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	11,483	194,501	546,998
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$107,221	\$127,612	\$132,296
Average House Value	\$562,336	\$671,641	\$650,340

2020 American Community Survey (ACS)







## Alex - Duff

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## Professional Background

Alex was born in New York City and also spent many years after college in Miami and Tampa/St Pete Florida before relocating to Seattle Washington. Alex started his career as an entrepreneur opening 7 restaurants in Florida and New York, then transitioned to a career in Real Estate in 2002, both in commercial real estate and in business brokerage. Alex has had a wide variety of listings ranging from NNN retail buildings, multi-family, gas stations, farmland, commercial lots and also businesses for sale specializing in hospitality, restaurants and retail. Licensed in Florida and Washington states, Alex is the Designated Managing Broker in Washington state for eXp Commercial LLC which is expanding throughout the Pacific Northwest and across all 50 states [www.expcommercial.com](http://www.expcommercial.com)

## Education

French Lycee New York, NY  
The Hill School, Pottstown, PA  
University of Vermont, Burlington, VT

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