

# FORMER WILEY'S WATER SPORTS

\$2,000,000

1417 S TRENTON ST | SEATTLE, WA 98108

## OWNER-USER OPPORTUNITY IN SOUTH PARK

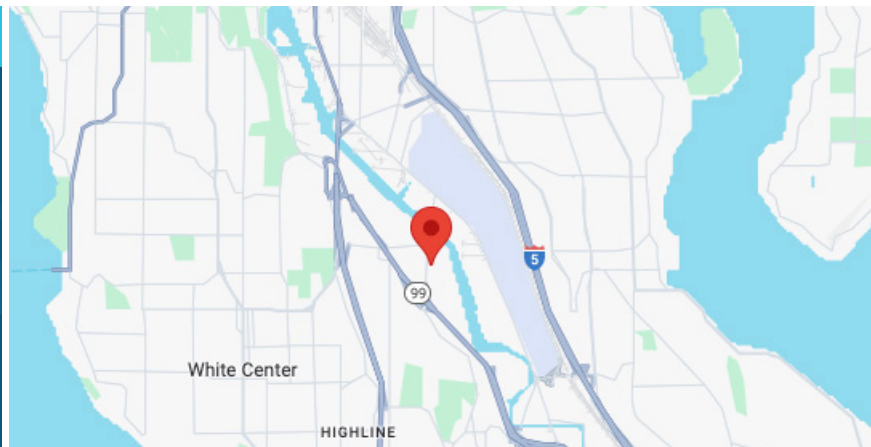


### PROPERTY INFORMATION

Building Size	Office Size	Land Size	Sale Price
6,992 SF	412 SF	12,500 SF	\$2,000,000

### PROPERTY HIGHLIGHTS

- Stand-alone building with exclusive parking
- Highly desirable South Park market
- Owner-user opportunity
- Easy access to SR-99 & I-5 freeways
- 2 grade level loading doors
- Clear height: 10'5" (Mezzanine Area - 8')



**SPENCER MEAD**  
206.787.1476

smead@neilwalter.com

**KERMIT JORGENSEN**  
206.787.1475

kjorgensen@neilwalter.com

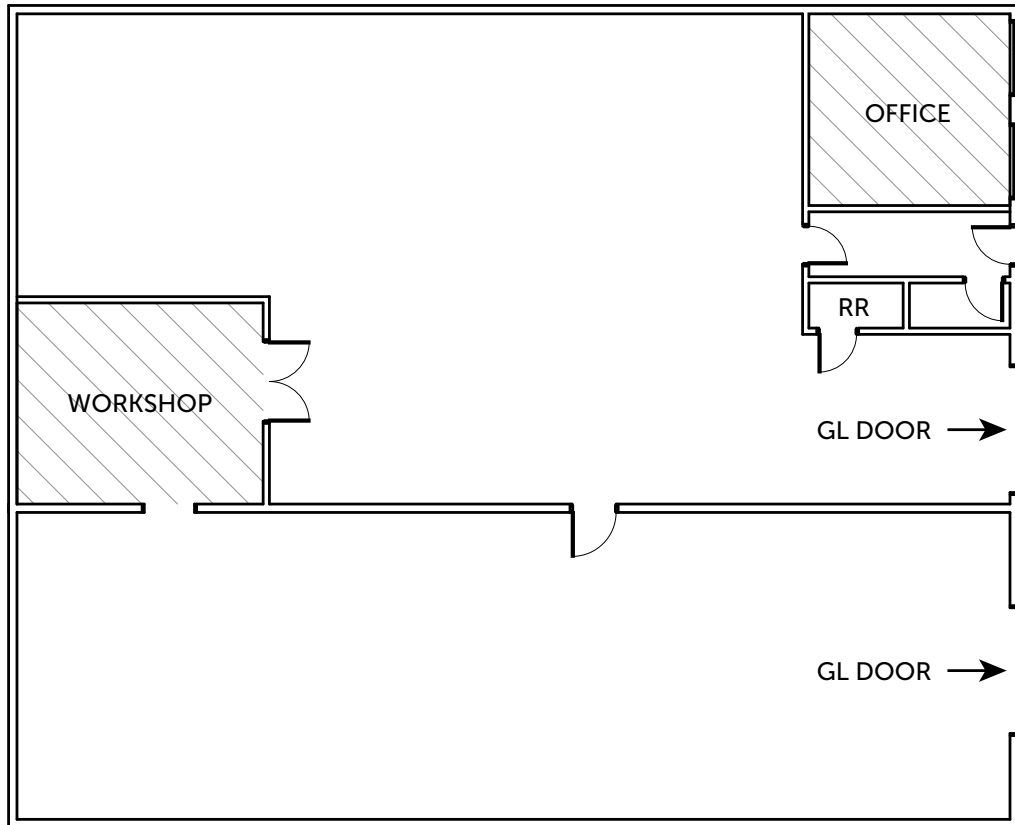
All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

# FORMER WILEY'S WATER SPORTS

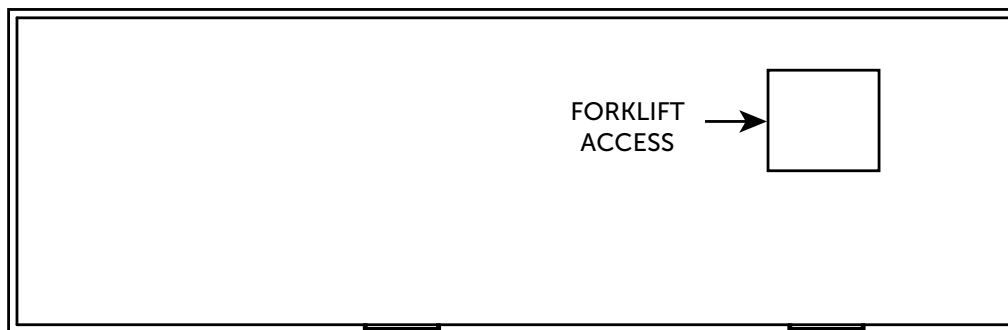
1417 S TRENTON ST | SEATTLE, WA 98108



## 1st Floor



## Mezzanine



**SPENCER MEAD**  
206.787.1476  
smead@neilwalter.com

**KERMIT JORGENSEN**  
206.787.1475  
kjorgensen@neilwalter.com

550 S Michigan St  
Seattle, WA 98108  
206.787.1800  
www.neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

# FORMER WILEY'S WATER SPORTS

1417 S TRENTON ST | SEATTLE, WA 98108



**SPENCER MEAD**  
206.787.1476  
smead@neilwalter.com

**KERMIT JORGENSEN**  
206.787.1475  
kjorgensen@neilwalter.com

550 S Michigan St  
Seattle, WA 98108  
206.787.1800  
www.neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.