

COMMERCIAL OPPORTUNITY

# NORTH SEATTLE BUILDING

12517 15th Ave NE, Seattle, WA 98125



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BRAD DAVIS

Marketplace

Sotheby's  
INTERNATIONAL REALTY



## ABOUT THE BUILDING

Looking for a great location to kickstart your automotive, light industrial business, or brewery? You found it! Check out this incredible cinderblock building with a unique barrel roof design. It's all about the space here: tall ceilings and a wide-open warehouse area without a single support column in sight—perfect for any light industrial work or whatever you've got in your imagination! Plus, there's a cozy break area and restroom for your team, a handy loft for extra storage, and plenty of parking. The best of them all is a remodeled office/waiting room with a bathroom that your clients will love every time they visit! (buyer to Verify)

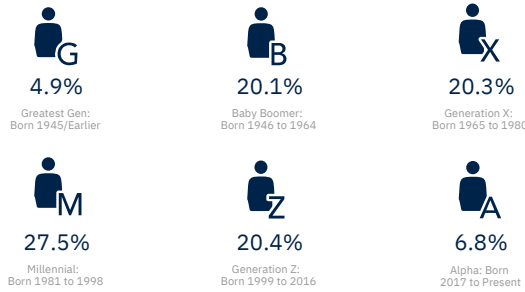
- Secured parking
- Currently as an automotive repair shop
- Phase I and Phase II Environmental studies have been done recently



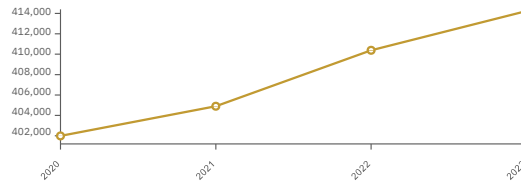
## Area Demographics

414,238	173,653	2.34
Population	Households	Avg Size Household
39.8	\$113,117	\$790,642
Median Age	Median Household Income	Median Home Value
159	59	63
Wealth Index	Housing Affordability	Diversity Index

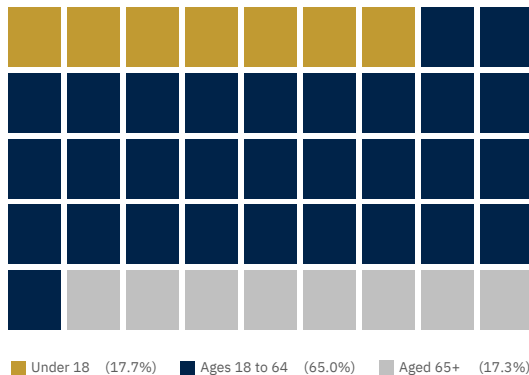
### POPULATION BY GENERATION



### HISTORICAL TRENDS: POPULATION

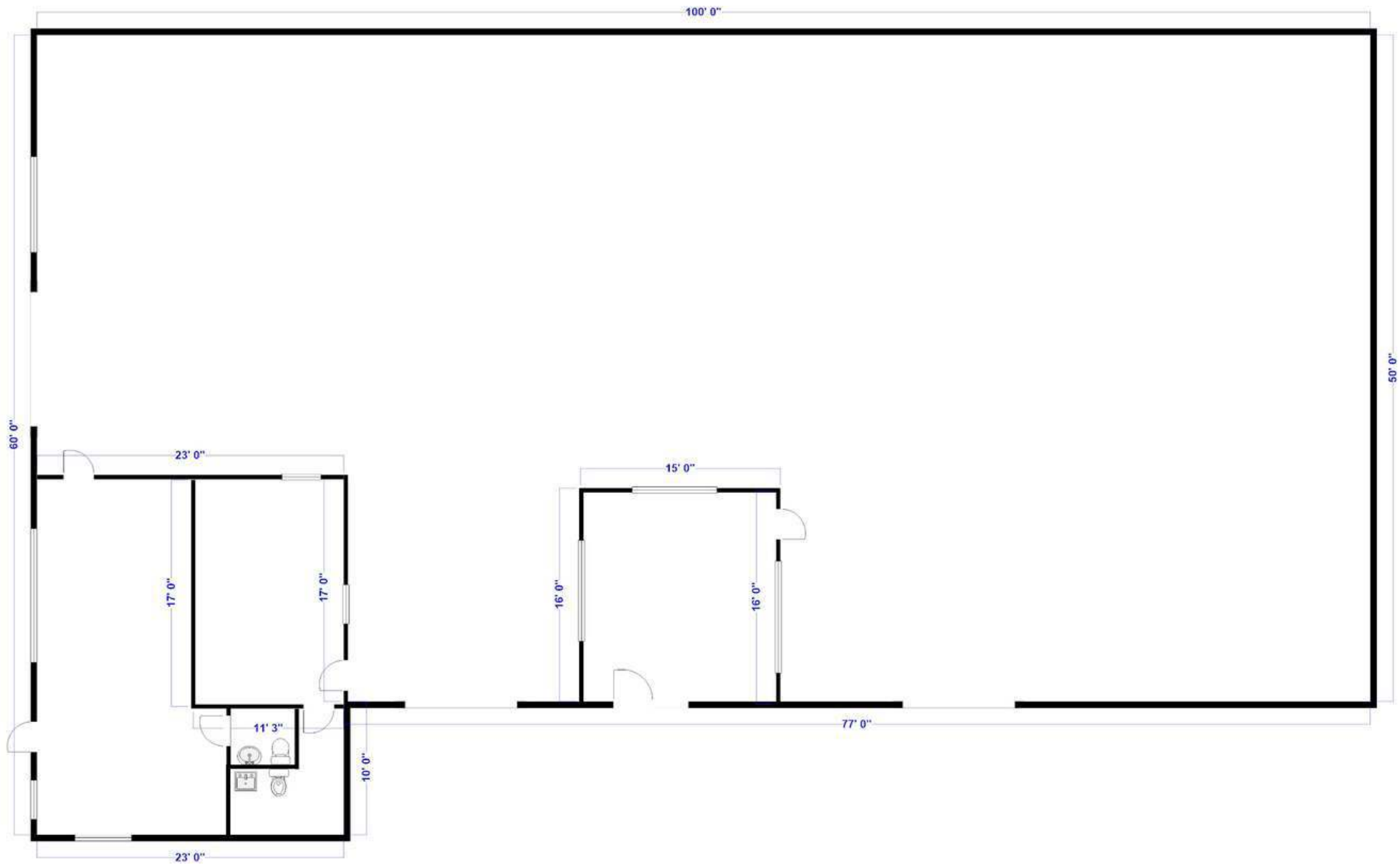


### POPULATION BY AGE



## Building Highlights

ADDRESS	12517 15th Ave NE, Seattle, WA 98125
PRICE	\$2,649,000.00
BUILDING SIZE	5200
PRICE PER SF	\$509.42/SF
COUNTY	King
PROPERTY TAX	\$14,974.88 (2024)
APN#	6414100350
STYLE	Office Building
# OF BUILDINGS	1
# OF FLOORS	1
LOT SIZE	12,989 SF   0.2982 Acres
EFFECTIVE YEAR BUILT	1947
CONSTRUCTION	Masonry
ROOF	Barrel Roof
HEATING & COOLING	Space
DESIGNATED PARKING	25 spots
STREET PARKING	Not Available
TRAFFIC COUNT	29,916
POPULATION	414,238 (5 Mile Radius)
HOUSEHOLD INCOME	\$113,117 (5 Mile Radius)











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Discover what's next.*

**Bradford Davis**

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