

# 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
- All three Tenant Leases ends mid-year 2028, with no options 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, 4 new roof top HVAC systems in the last 3 years
- Real Estate Taxes are \$34,000 (2025)
- 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: \$3,400,000**



# PHOTOS

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# INCOME STATEMENT

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## 2026 Income Statement

**Annual Gross Income:** \$223,380

### Annual Operating expenses

Real Estate Taxes: \$34,000

Insurance: \$3,500

Landscaping: \$1,500

HVAC Maintenance: \$5,000

Parking Lot Maintenance: \$2,340

General Maintenance: \$3,500

Total Expenses: \$49,840

**Net Operating Income:** \$200,084

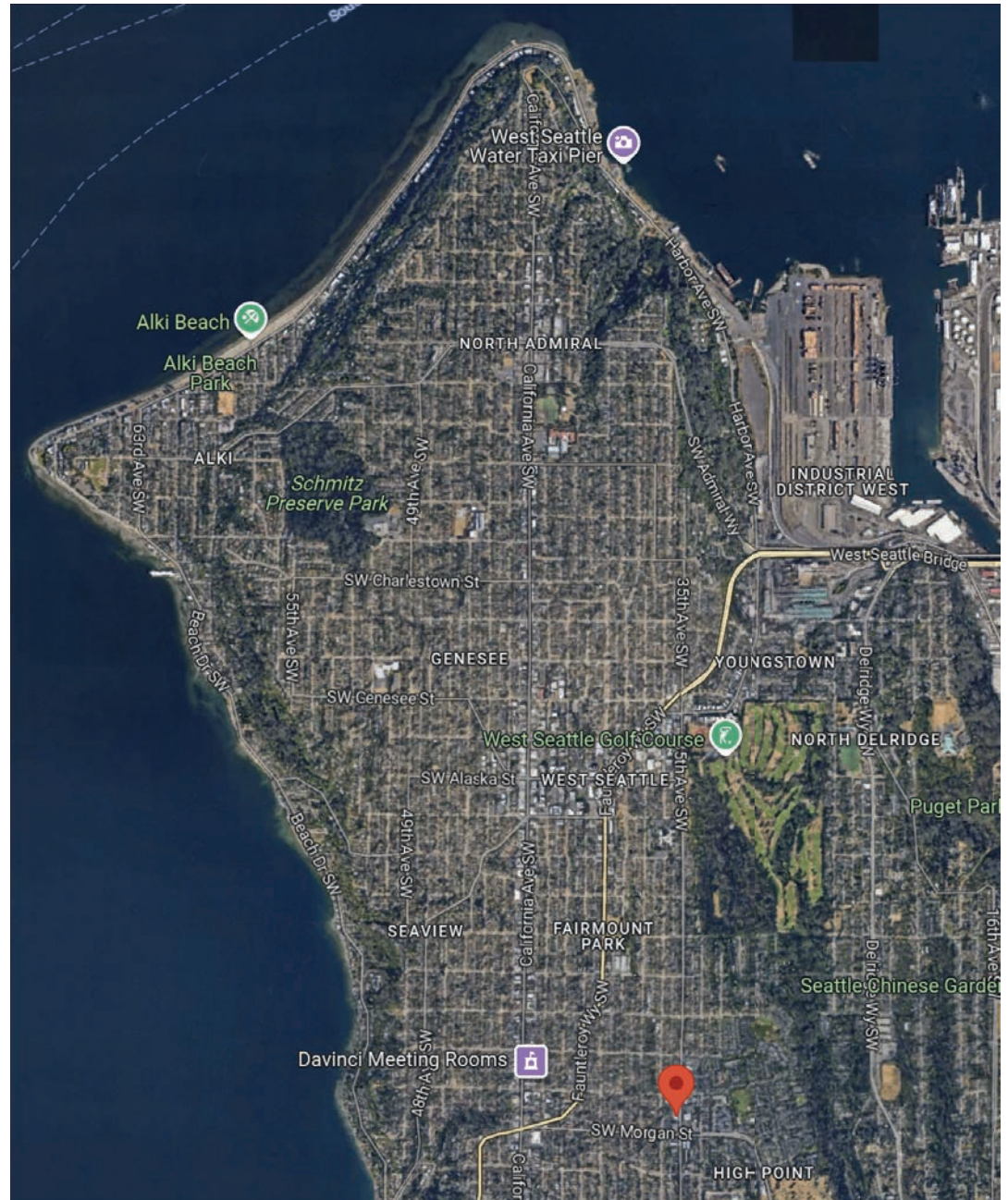
**Offering Price:** \$3,400,000

**Cap Rate** 5.9%

**Price per foot for the Building:** \$373

**Price per foot for the Land:** \$113

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

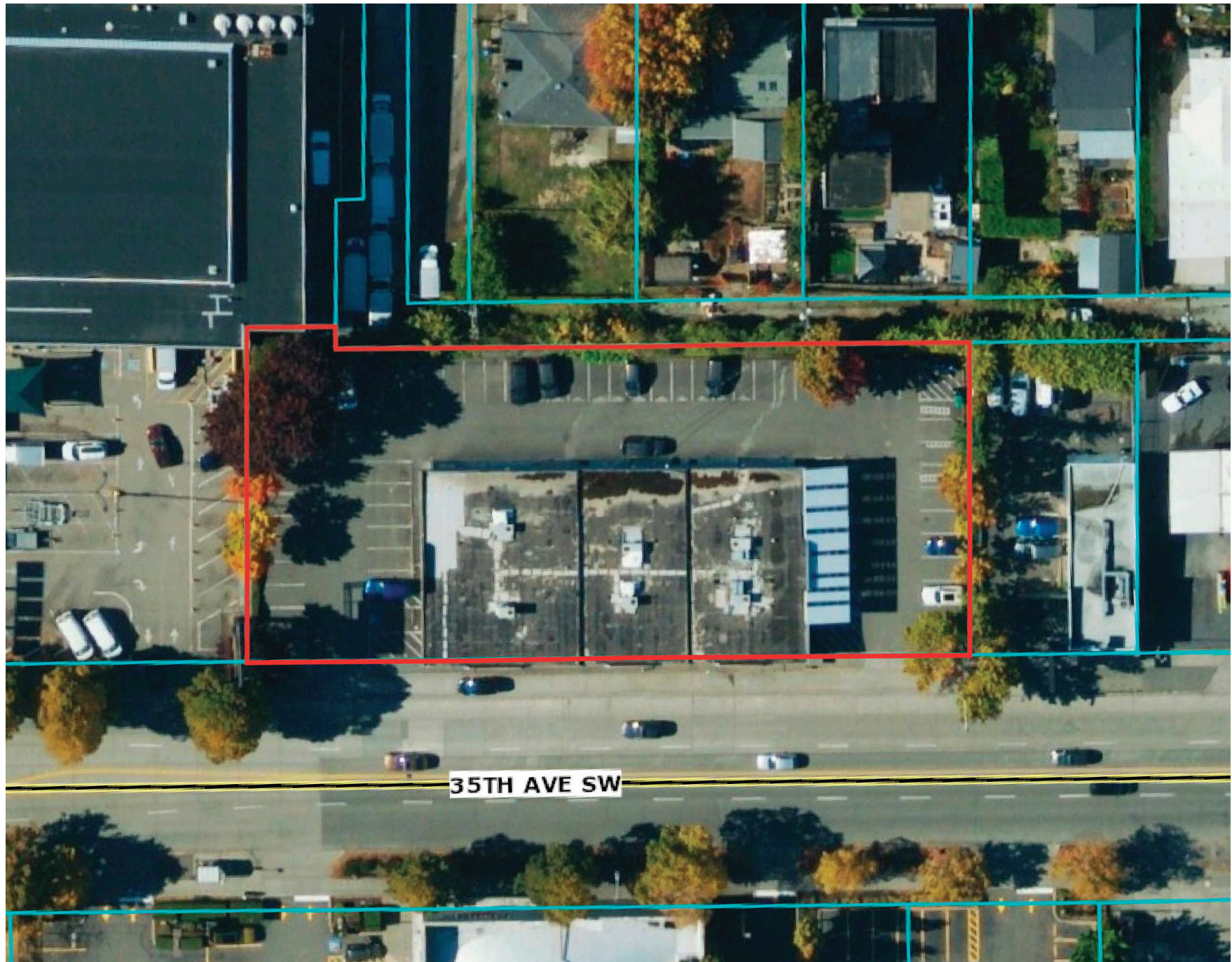




# AERIAL MAP

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