

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

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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

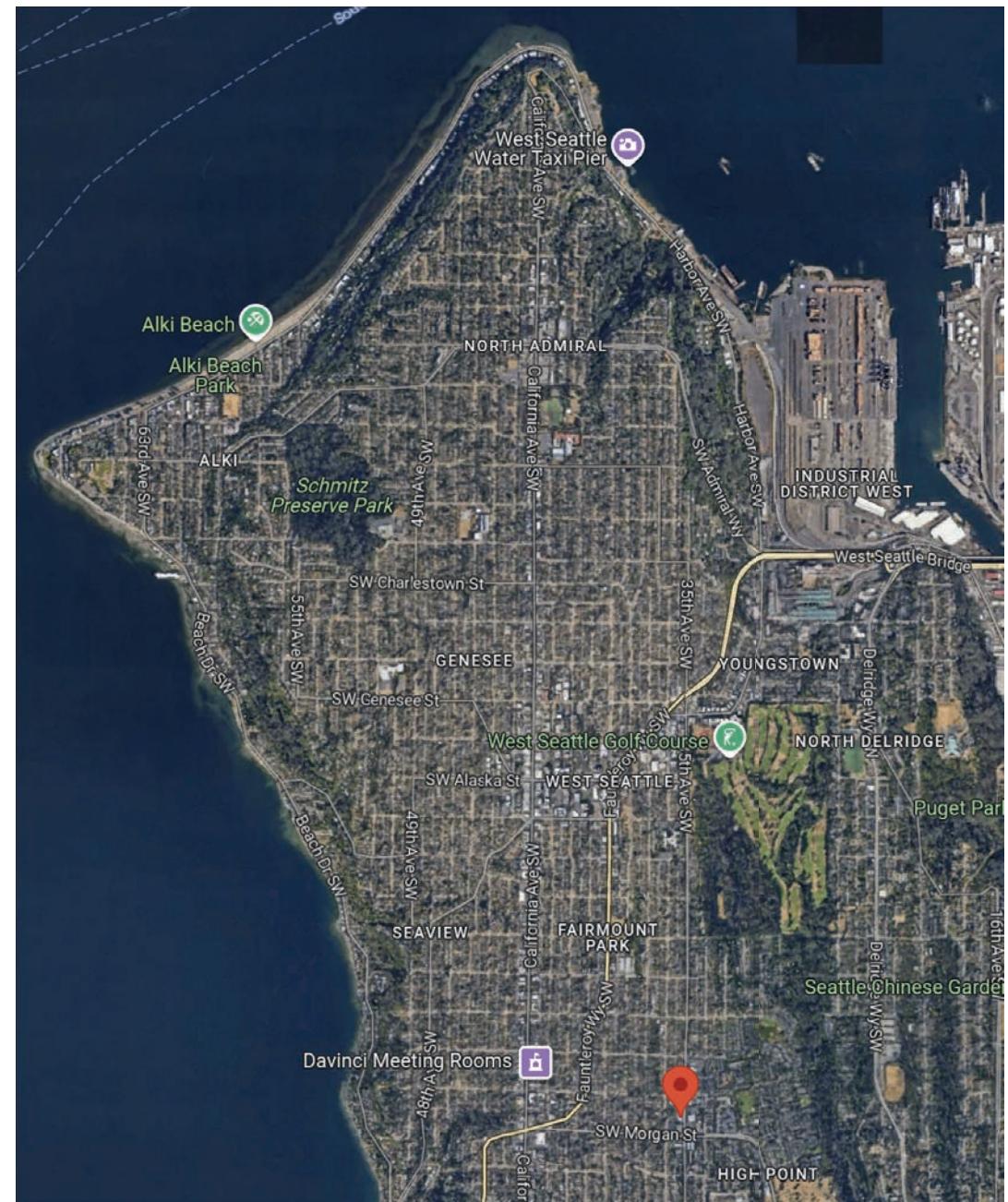
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2026 Income Statement

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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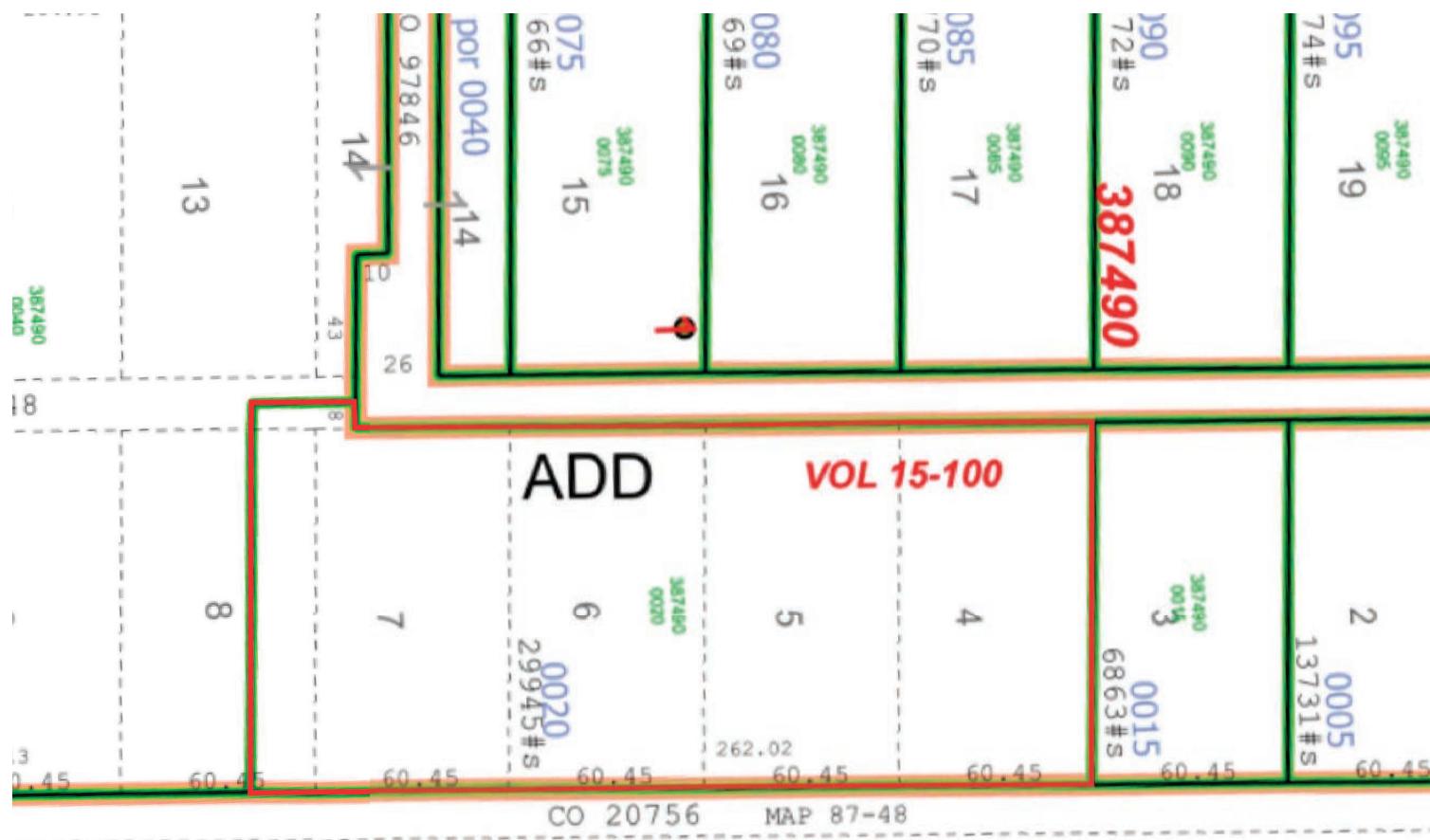
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SITE MAP

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35TH AV SW

664.385 664.385 N 0°56'12"E

35TH AV SW