

FOR SALE

RETAIL/OFFICE

10205 Lake City Way NE Seattle, WA 98125



Sale Price

\$1,485,000

OFFERING SUMMARY

Building Size:	3,960 SF
Lot Size:	0.18 AC
Year Built:	2006
Zoning:	NC3
Parcel#:	5101405905
Building Status:	Vacant

PROPERTY HIGHLIGHTS

- High Traffic Counts Exposure Property
- Private Parking Lot
- 10 Offices with Plumbing

PROPERTY OVERVIEW

This building has excellent street exposure with high traffic counts passing by your front doors every day! Perfect for an owner/user or even an investor with investment upside opportunity. This building has improvements with front colonial wood panel finish, accent paint, paved parking lot, 10 offices upstairs with plumbing in nearly every room, 4 offices on the main level with conference room, front desk counter, kitchenette, 3 bathrooms, 2 fully tiled showers, sauna, and so much more. This was built out for a Salon and Spa at one time but can easily be converted to any retail use, dental office, law practice, medical practice, medical spa, insurance office, veterinary hospital, cat and/or dog boarding, or whatever your use needs are. So much character with the rounded archway hallways, this is not your cookie cutter office park.

OWNER/INVESTOR OPPORTUNITY AWAITS

The building presents an opportunity for redevelopment into a multi-story, mixed-use property. The NC3 Neighborhood Commercial 3 zoning allows for construction of multi-story buildings, providing the potential for higher income.

(The buyer or broker should verify the allowable height and depth with the City of Seattle to confirm permitted uses and zoning restrictions.)

All inquiries, please call listing Broker.

Nicole Wright-Neumiller
(425) 591-5935
NicoleWNeumiller@gmail.com

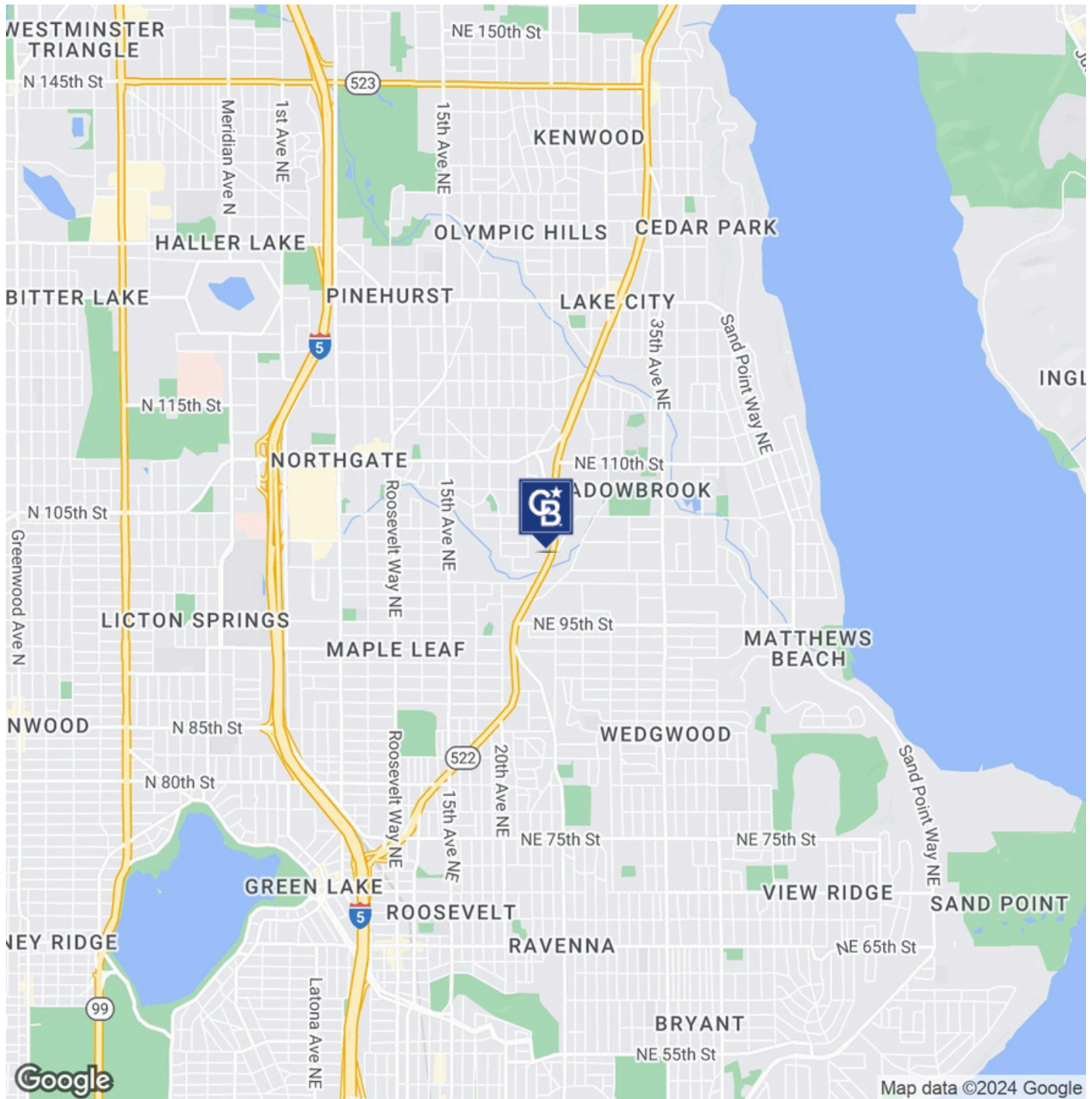


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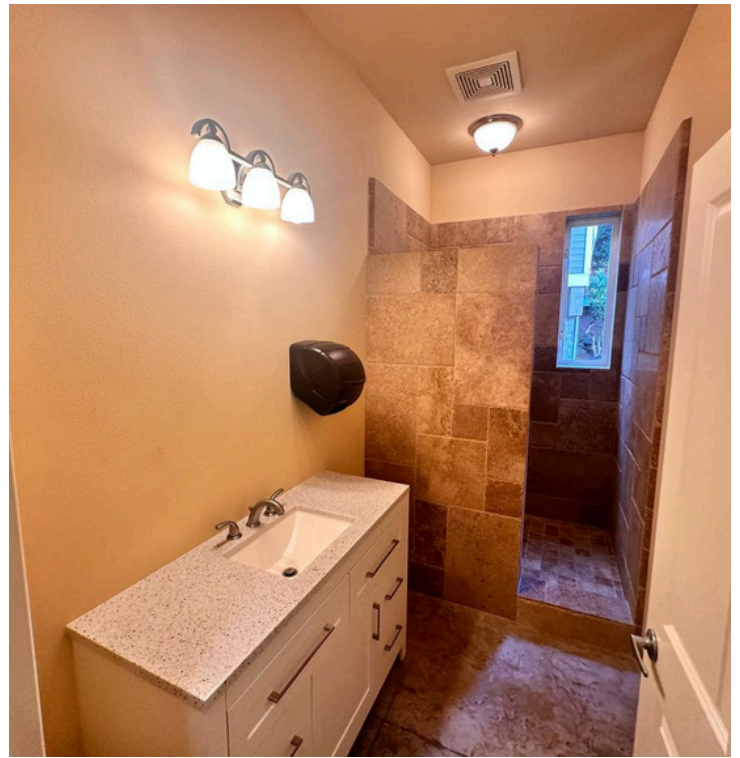


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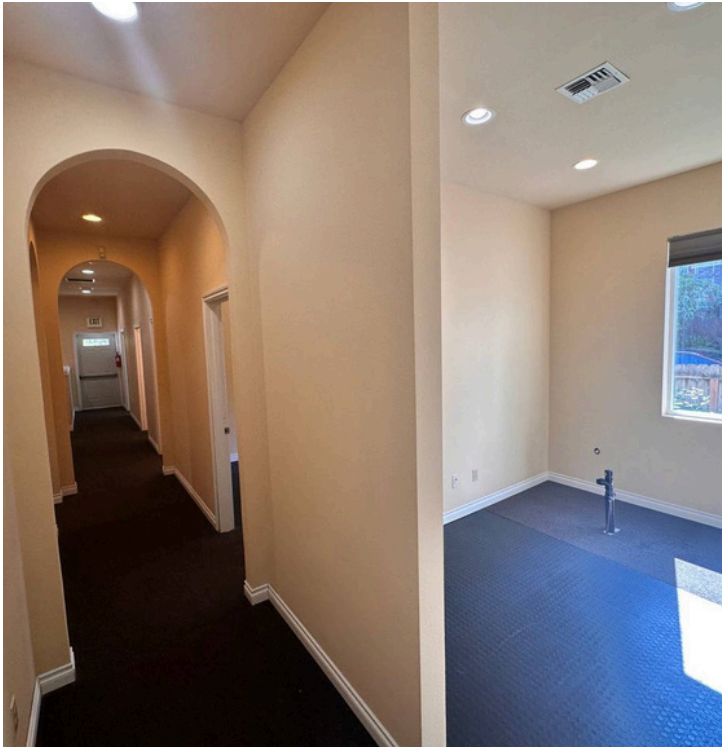
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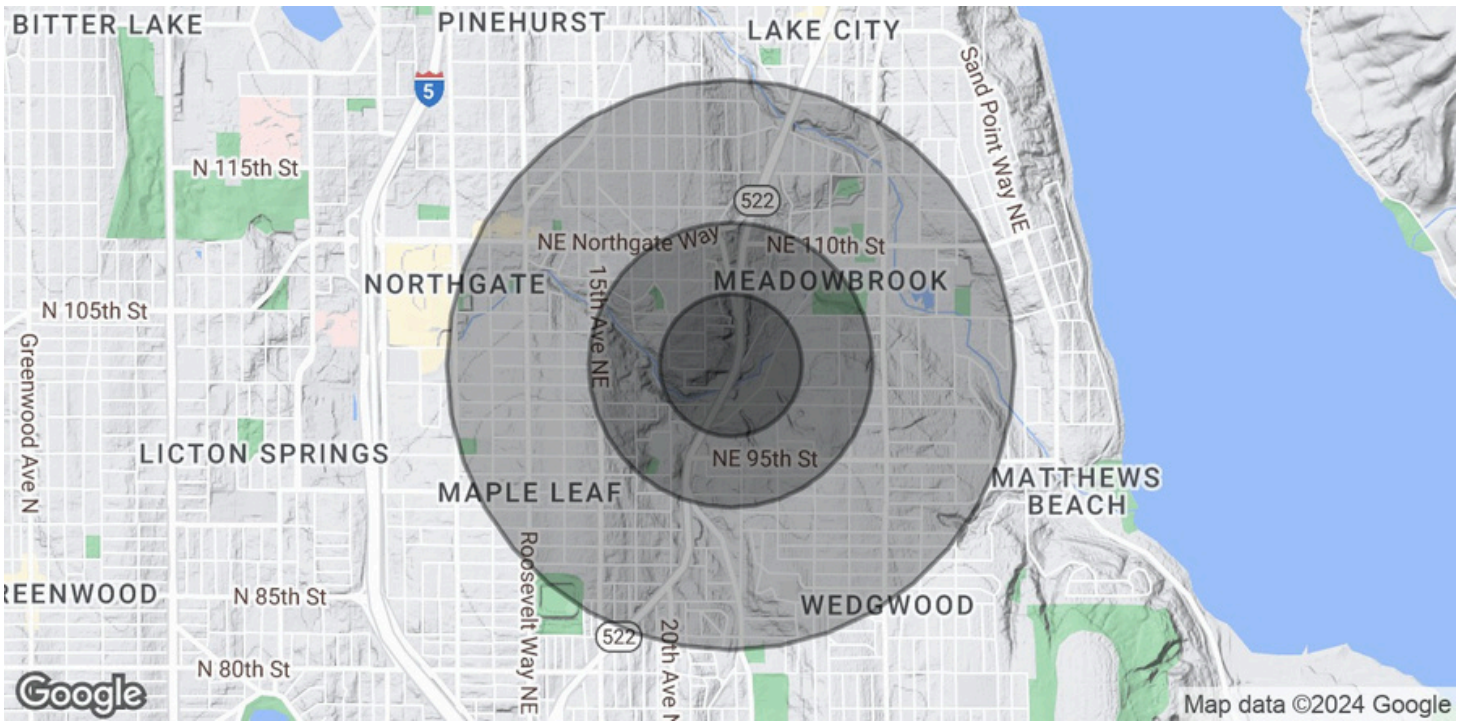


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,246	5,526	25,462
Average Age	40.1	39.4	38
Average Age (Male)	36.4	37	37.1
Average Age (Female)	41.3	40.3	38.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	493	2,163	10,676
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$134,918	\$133,663	\$123,557
Average House Value	\$716,696	\$713,201	\$660,493

* Demographic data derived from 2020 ACS - US Census

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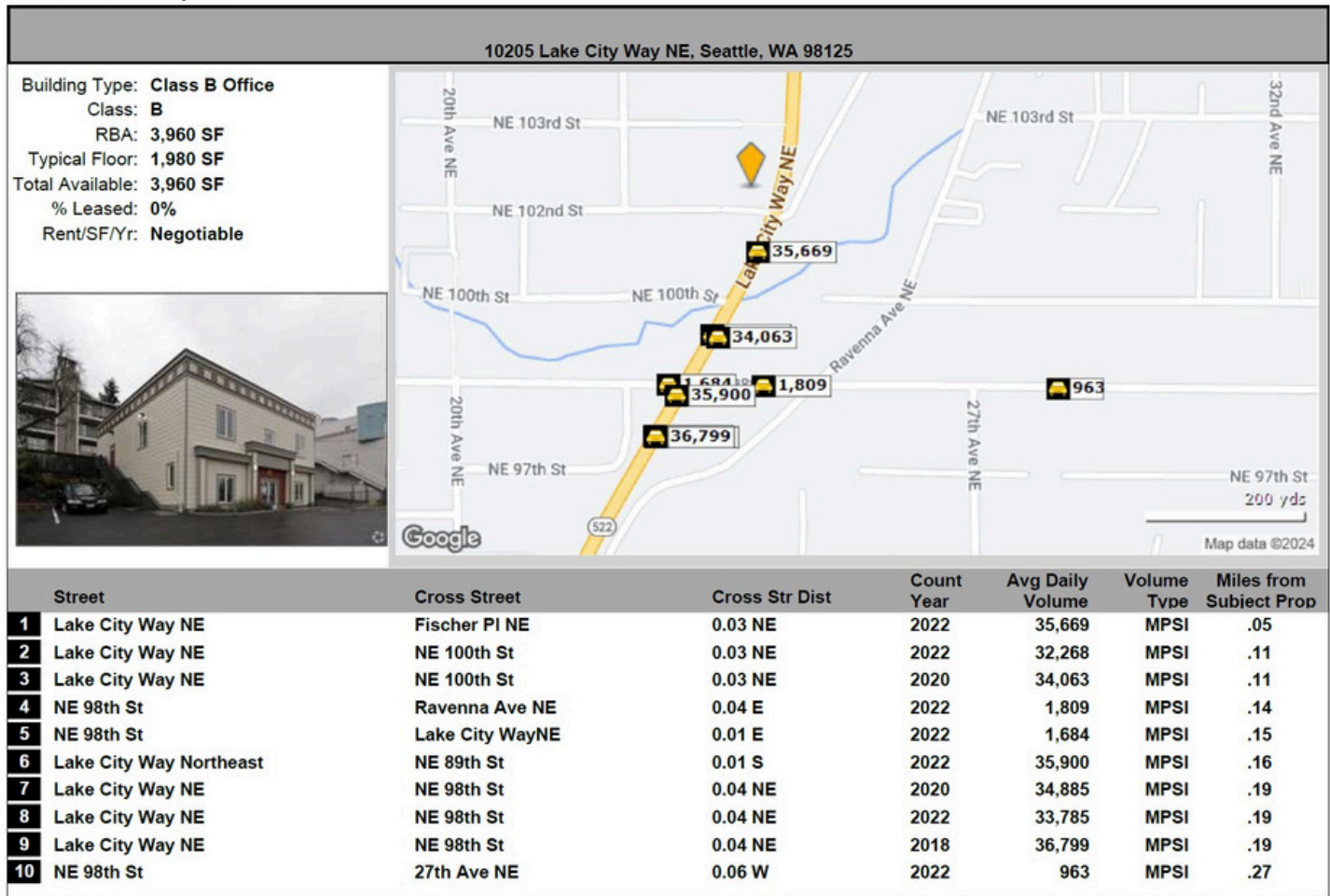


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Traffic Count Report



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