

# GEORGETOWN INN

6100 Corson Ave S.  
Seattle, WA



A rare opportunity to acquire an income-generating hospitality asset in one of Seattle's most supply-constrained and evolving submarkets. The Georgetown Inn features 52 guestrooms across a flexible unit mix, situated on a 28,000 SF NC-55 zoned site with compelling long-term redevelopment potential. With 24 rooms recently renovated and a strong 9.0/10 Expedia.com rating, the property offers a clear value-add opportunity to upgrade the remaining units, align rates with the market, and drive meaningful ADR growth across all 52 keys.

## OVERVIEW

<b>SALE PRICE</b>	\$7,300,000	<b>PROFORMA CAP RATE</b>	9.5%
<b>ADDRESS</b>	6100 Corson Ave S SEATTLE, WA 98108	<b>BUILDING SF</b>	22,452 SF
<b>LAND AREA</b>	27,996 SF / 0.64 AC	<b>GUEST ROOMS</b>	52
<b>PARCEL NUMBER</b>	692070-0025	<b>ZONING</b>	NC3-55 (M)
<b>YEAR BUILT</b>	1992	<b>PARKING</b>	AMPLE SURFACE



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# HIGHLIGHTS

## **Exceptional Guest Satisfaction & Retention:**

Boasting consistently high ratings on Expedia.com (9.0/10) and Google Maps, the Inn outperforms local competitors through superior service, and a "boutique" feel.

## **Prime Transit-Oriented Location:**

Strategically positioned at the I-5 corridor (Exit 162), providing frictionless access for business travelers, Boeing Field (BFI) contractors, and tourists. Multiple transit lines within walking distance connect guests to Downtown Seattle in under 20 minutes.

## **Remodeled Portfolio Upside:**

With 24 of the 52 rooms recently renovated (bathrooms and flooring), an investor can immediately implement a "value-add" program to the remaining 28 units to equalize ADR (Average Daily Rate) across the entire inventory.

## **Operational Efficiency:**

Built in 1992: Modern construction standards (fully sprinklered, elevator-serviced).

Unit Mix: 44 standard rooms, 6 kitchenettes for extended stays, and 2 premium suites.

