

2929 1st Ave

Seattle WA 98121

Seattle Commercial Condo For Sale
Owner-User Opportunity

**cannon
commercial**



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seattlecenter

CLIMATE
PLEDGE
ARENA

CONCORD CONDOS

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01 PROPERTY INFORMATION

Executive Summary
Property Highlights

EXECUTIVE SUMMARY

The Opportunity

Located in the heart of Seattle's vibrant Belltown neighborhood, this modern commercial condo presents an exceptional opportunity for businesses looking to establish themselves in a prime location.

With its central location, the property is within walking distance to Seattle's top attractions, including the waterfront, Pike Place Market, Climate Pledge Arena, Seattle Center and a variety of restaurants, cafes, and shops. Public transportation options are easily accessible, and the condo is positioned for maximum visibility.

With a convenient location and move-in ready condition, this commercial condo is the perfect investment for anyone looking to establish a strong presence in one of Seattle's most dynamic neighborhoods.

The Offering Process

The Seller plans to review offers as they are submitted.

Property Overview

Address:	2929 1st Ave Seattle WA 98121
Suite A - 1,221 SF	\$747,000 (\$611.79/SF)
Suite B - 1,551 SF	\$953,000 (\$614.44/SF)
Zoning:	DMR/R 145/65
Construction Class:	Reinforced concrete
Year Built:	1999
Sprinklers	Yes
HVAC	Yes
Tax Parcel # A:	1734800010
Tax Parcel # B:	1734800020



PROPERTY HIGHLIGHTS

Owner-User Opportunity in Belltown

2 commercials condos being offered vacant. Ideal for owner-user.

Turn-key spaces

Suite A was formerly a retail store and Suite B was formerly a cafe. Both condos are in move-in ready condition with sprinklers, HVAC and dedicated parking stalls in secured garage.

24/7 Security

Building is equipped with 24/7 front desk security with cameras covering commercial entrances.

Benefit from Climate Pledge Arena's foot traffic

9 minute walk to Climate Pledge Arena.

Secured Garage Parking

Suite A: 1 dedicated parking stall
Suite B: 2 dedicated parking stalls

Property is Located in High Growth Urban Area

Continual development of residential and commercial properties. Close to tech companies and startups, bringing in a steady flow of young tech savvy customers.





02 MARKET INFORMATION

Market Overview
Neighborhood Highlights
Amenities Map

MARKET OVERVIEW



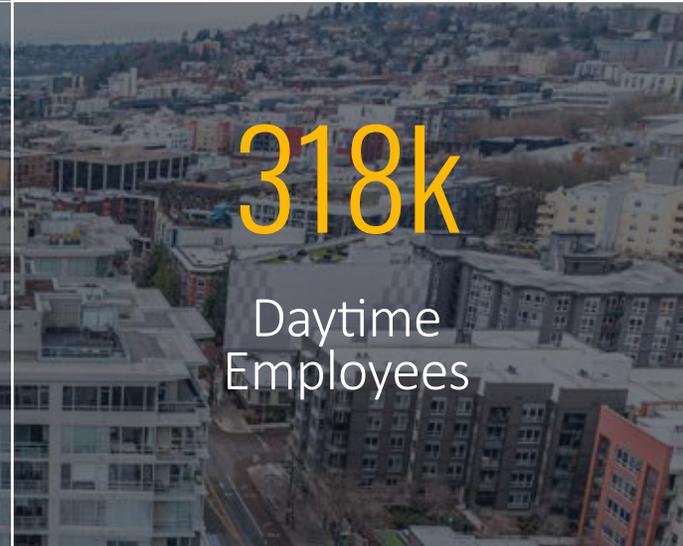
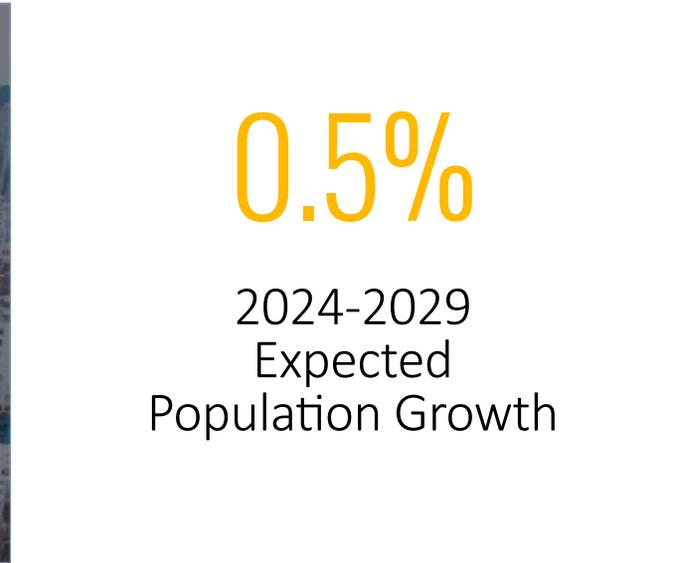
Belltown, one of Seattle’s most vibrant and desirable neighborhoods, offers a mix of luxury residential living, commercial spaces, and cultural attractions. Situated near Downtown Seattle, it provides convenient access to iconic landmarks like the Space Needle, Pike Place Market, and the waterfront.

Belltown hosts a thriving mix of retail, dining, and nightlife, making it a prime destination for both residents and visitors. Restaurants, art galleries, and boutique shops are prominent, contributing to the area’s dynamic lifestyle. Upcoming mixed-use developments aim to further integrate residential and commercial spaces, enhancing the neighborhood’s appeal.

Significant ongoing developments are reshaping Belltown’s skyline. Projects like First Light Seattle, highlight the area’s trajectory toward increased density and luxury living. This aligns with Seattle’s broader growth trend, driven by strong employment hubs, particularly in tech and healthcare.

NEIGHBORHOOD HIGHLIGHTS

within 3 miles of subject property



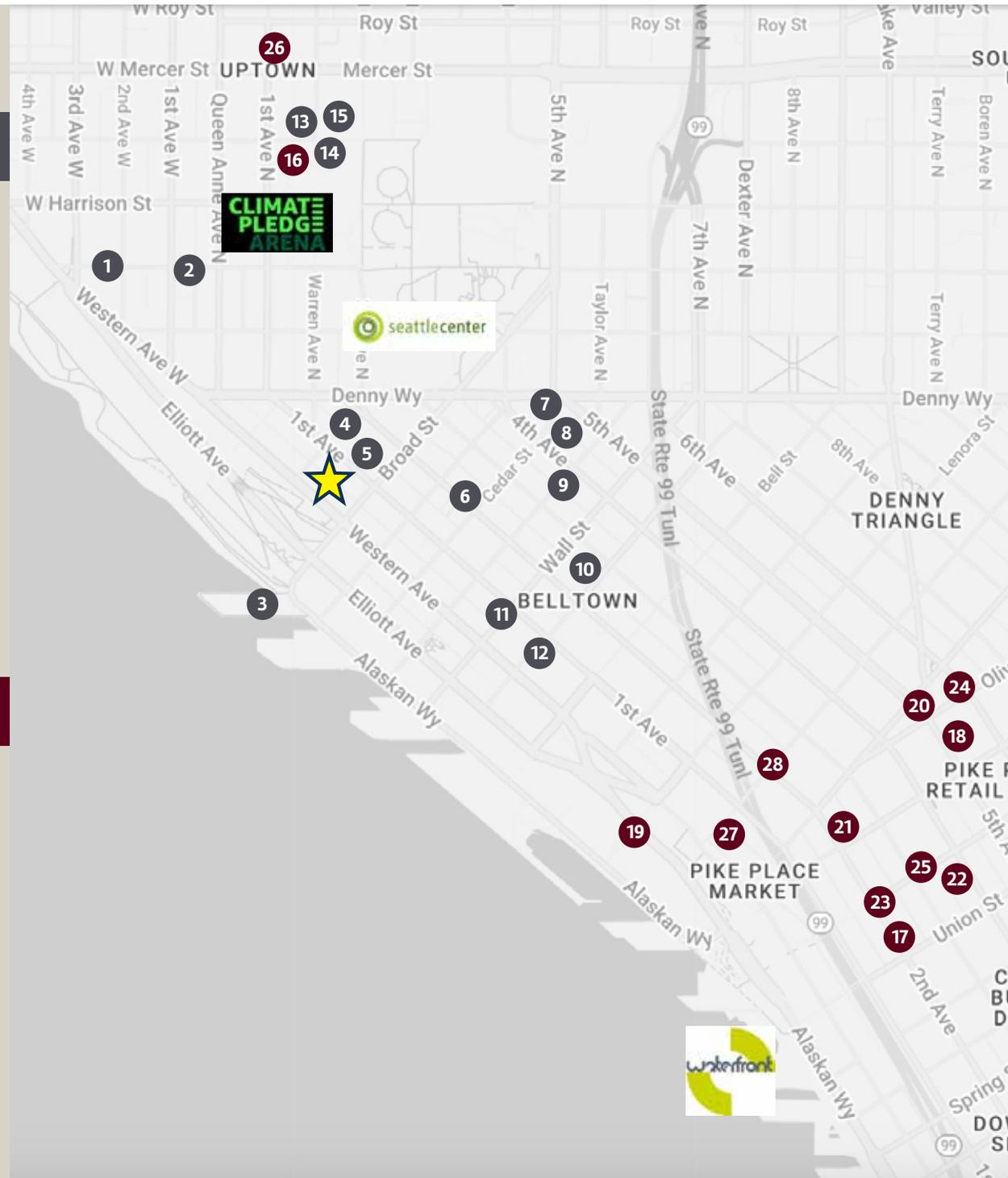
AMENITIES MAP

RESTAURANTS

- 1- Queen Anne Beerhall
- 2- Buckley's On Queen Anne
- 3- AQUA by El Gaucho
- 4- Dominos Pizza
- 5- Thai on 1
- 6- Tandeoori Hut
- 7- Mantra Thai
- 8- Bambinos Pizzeria
- 9- Meekong Bar
- 10- La Vita E Bella
- 11- Imperial Kitchen and Bar
- 12- Al Basha Mediterranean Grill
- 13- Dick's Drive In
- 14- Blue Water Taco Grill
- 15- The Golden Olive

RETAIL

- 16- Safeway
- 17- CVS
- 18- Urban Outfitters
- 19- T Mobile
- 20- Zara
- 21- H Mart
- 22- Ross
- 23- Target
- 24- Nordstrom
- 25- Walgreens
- 26- Metropolitan Market
- 27- Market Spice
- 28- KUHL



An aerial photograph of a city skyline, likely New York City, showing a dense cluster of skyscrapers in the background and a grid of residential and commercial buildings in the foreground. A semi-transparent white rectangular box is overlaid on the center of the image, containing the text '103 PHOTO GALLERY' in a white, sans-serif font. The text is positioned on the left side of the box, with '103' on the top line and 'PHOTO GALLERY' on the bottom line. The background image shows a mix of modern glass skyscrapers and older brick buildings, with a river and a bridge visible in the distance under a cloudy sky.

103
PHOTO GALLERY

PHOTO GALLERY

Suite A



PHOTO GALLERY

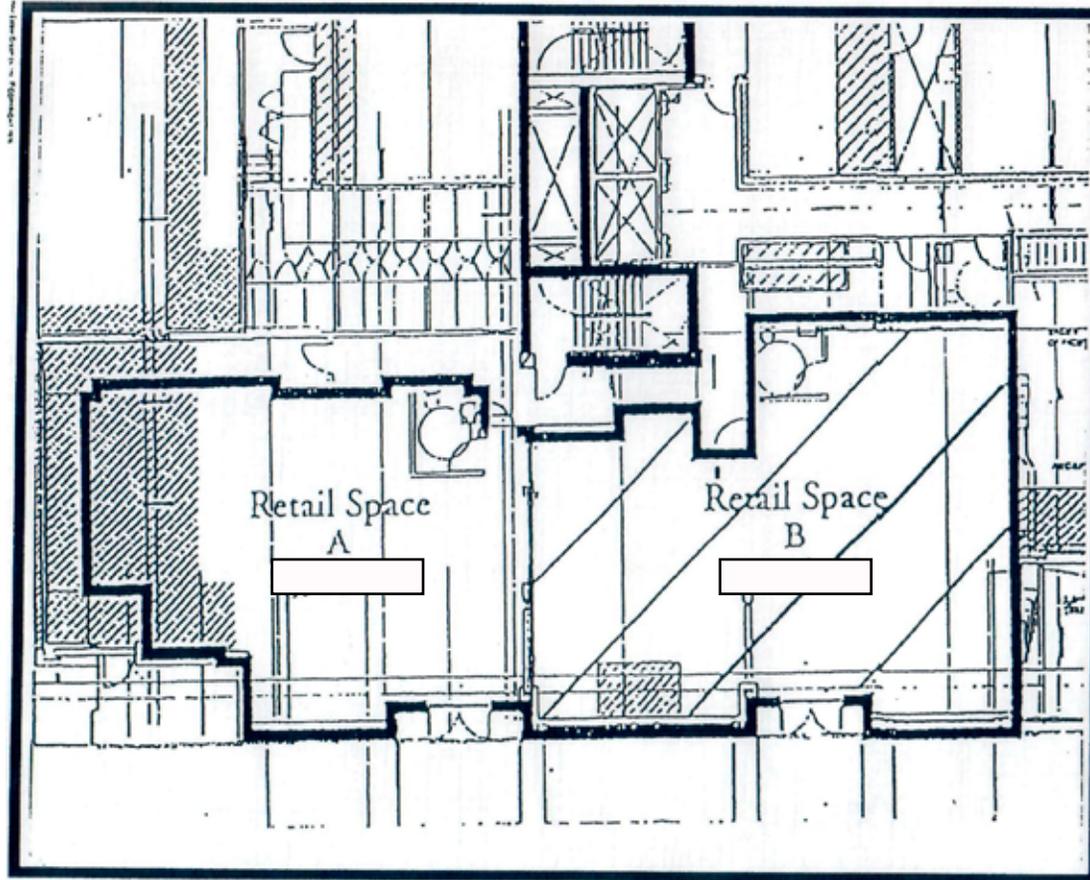
Suite B

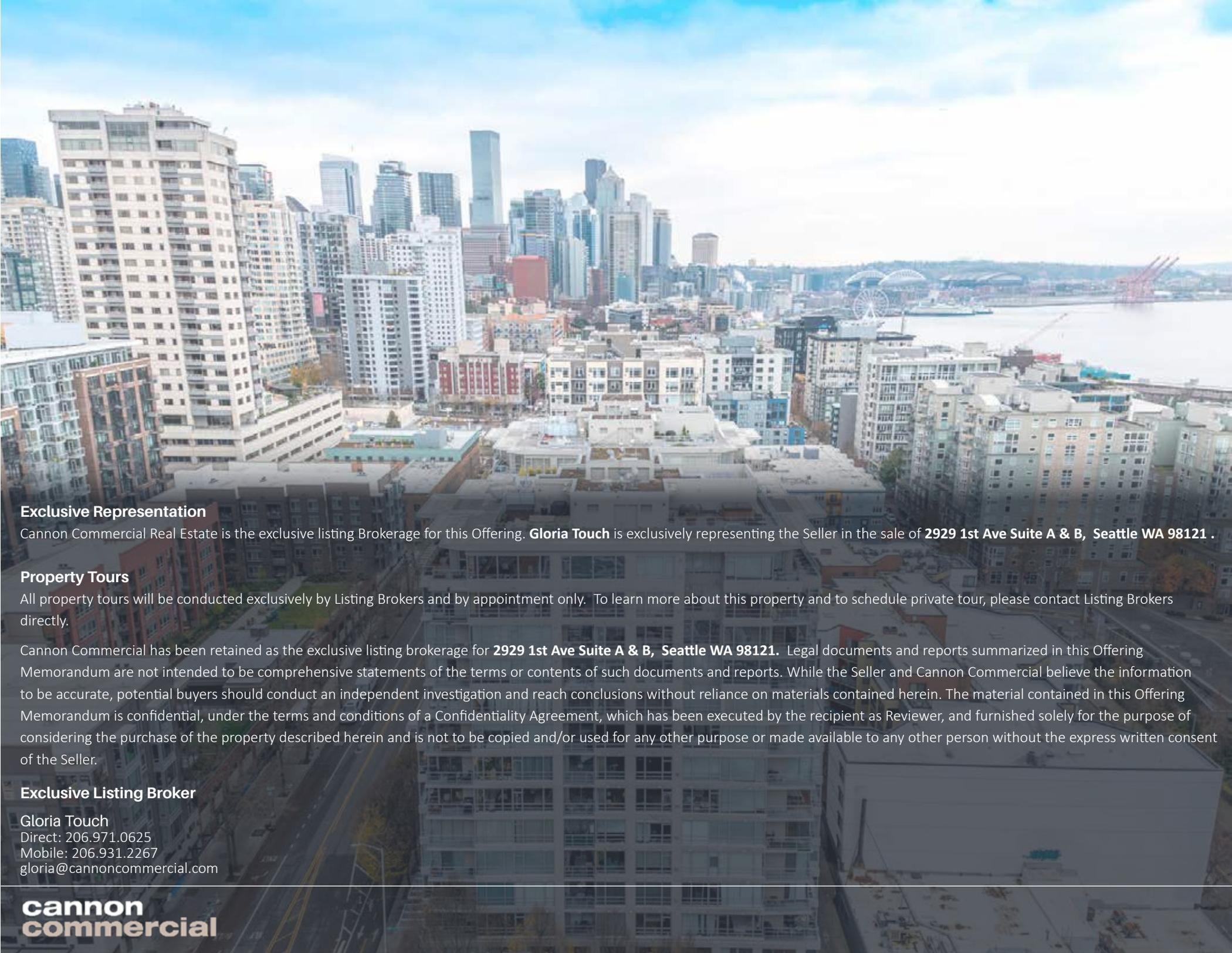


An aerial photograph of Seattle, Washington, featuring the Space Needle in the upper right. A semi-transparent white rectangular box is overlaid on the center of the image, containing the text '104 FLOOR PLAN' in a white, sans-serif font. The background shows a dense urban landscape with various buildings, streets, and greenery under a cloudy sky.

104 FLOOR PLAN

FLOOR PLAN





Exclusive Representation

Cannon Commercial Real Estate is the exclusive listing Brokerage for this Offering. **Gloria Touch** is exclusively representing the Seller in the sale of **2929 1st Ave Suite A & B, Seattle WA 98121**.

Property Tours

All property tours will be conducted exclusively by Listing Brokers and by appointment only. To learn more about this property and to schedule private tour, please contact Listing Brokers directly.

Cannon Commercial has been retained as the exclusive listing brokerage for **2929 1st Ave Suite A & B, Seattle WA 98121**. Legal documents and reports summarized in this Offering Memorandum are not intended to be comprehensive statements of the terms or contents of such documents and reports. While the Seller and Cannon Commercial believe the information to be accurate, potential buyers should conduct an independent investigation and reach conclusions without reliance on materials contained herein. The material contained in this Offering Memorandum is confidential, under the terms and conditions of a Confidentiality Agreement, which has been executed by the recipient as Reviewer, and furnished solely for the purpose of considering the purchase of the property described herein and is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of the Seller.

Exclusive Listing Broker

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