



→ [VIEW PHOTOS](#)

FOR SALE

SOUTH PARK MARINA

Rare Close In Seattle Marina Property

8500 AND 8604 DALLAS AVE S, SEATTLE, WA

For more information, contact

MATT MCLENNAN, SIOR, CCIM
253.722.1458
matt.mclennan@kidder.com

BRUCE BARKER, CCIM, MBA
253.722.1459
bruce.barker@kidder.com

SOUTH PARK MARINA



\$10,975,000 Sale Price

SITE SIZE	±3.74 acres fronting Duwamish River
DOCKAGE	1,800 LF of 6' wide pressure-treated wood docks
MOORING	150 boats (22'-50', uncovered, side-tie)
BOATYARD	Capacity for 65 upland vessels
POWER	30-amp service at all slips and yard locations
TIDAL DEPTHS	+6' average MLLW; range -4' to +13' (longstanding full occupancy despite siltation)
NO DNR LEASE	Marina owns waterfront rights
OCCUPANCY	Near 100% historically; wait-list maintained
ZONING	Industrial
PARCEL NUMBERS	001600001, 2185600025, 2185600070

→ [VIEW PHOTOS](#)

Investment Highlights

Rare opportunity to acquire a Duwamish River waterfront marina in the growing South Park neighborhood

One of Seattle's last DIY boatyards, providing haul-out, pressure wash, and storage services

Consistent near-100% occupancy for 55+ years, with waitlist demand

Multiple revenue streams: slip rental, upland storage, repair yard, and tenant leases

On-site tenant businesses include Legacy Master Marine (engine/outdrive services) and a tire shop

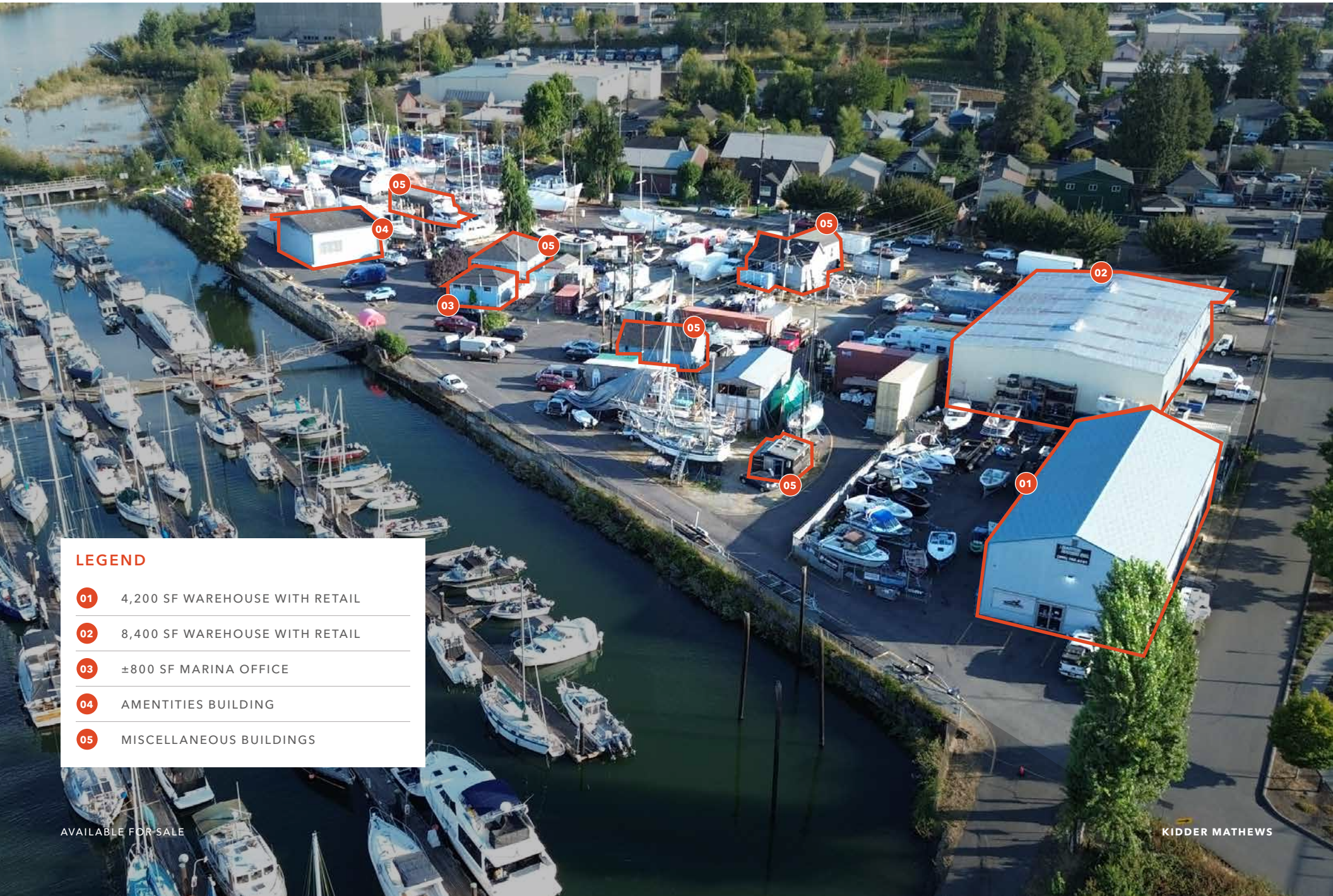
Amenities include restrooms with showers and laundry, ample parking, and secure key-card access with cameras

Environmental cleanup already underway under a voluntary MTCA order, with support from the Port of Seattle and City of Seattle

Strong redevelopment potential under Industrial zoning



SOUTH PARK MARINA



LEGEND

- 01 4,200 SF WAREHOUSE WITH RETAIL
- 02 8,400 SF WAREHOUSE WITH RETAIL
- 03 ±800 SF MARINA OFFICE
- 04 AMENITIES BUILDING
- 05 MISCELLANEOUS BUILDINGS

TENANTS



TOTAL SF	4,200 SF
IN-PLACE RENT	\$6,500 per month, gross
EXPIRATION	August 31, 2026
OPTIONS	None



TOTAL SF	8,400 SF
IN-PLACE RENT	\$4,625 per month, gross
EXPIRATION	Month-to-month

→ [VIEW WEBSITE](#)



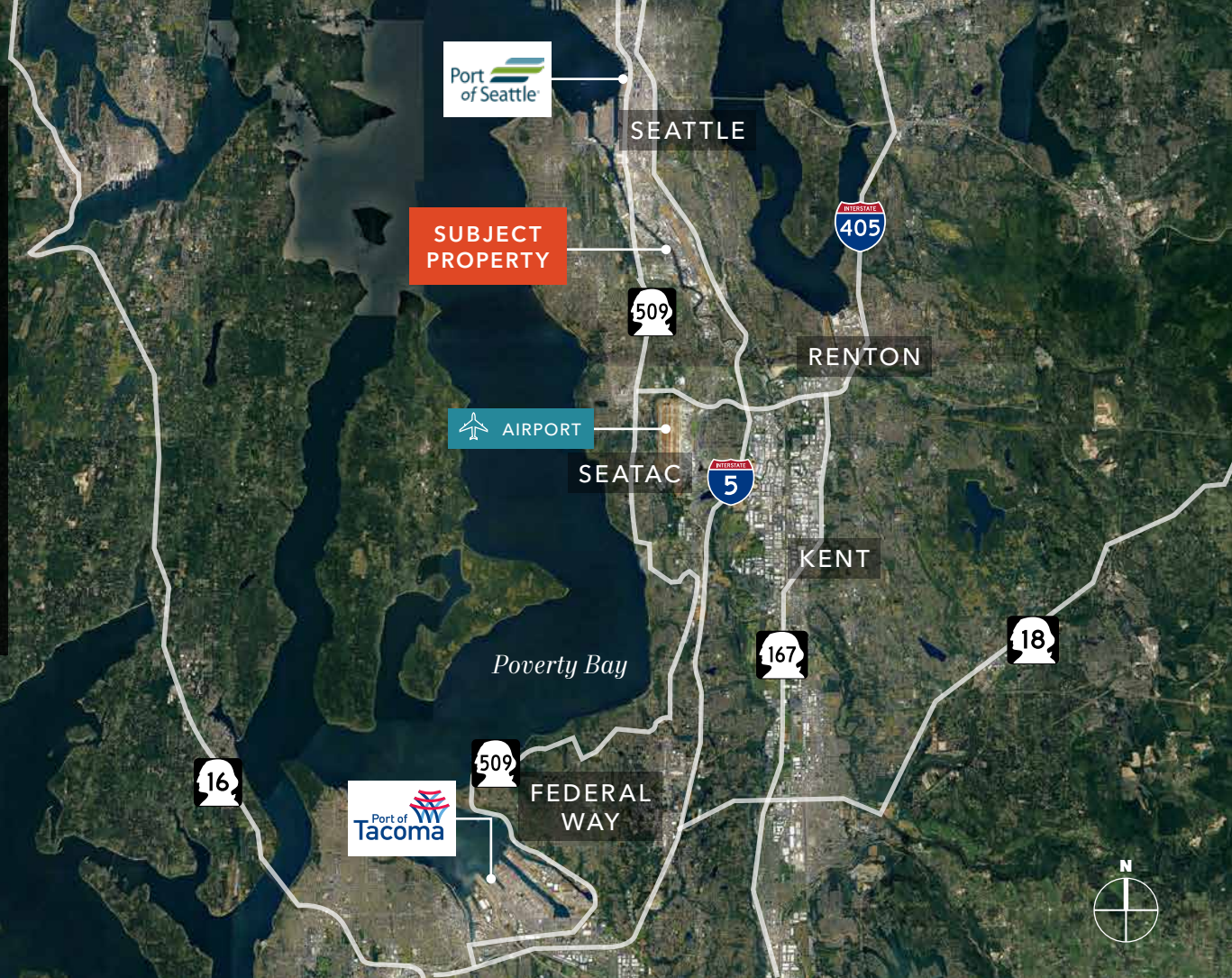
RENT ROLL

	Size	Current	Market	Rate
Mooring (Slip Rentals)	4,400 LF	\$554,000	\$686,400	\$13.00 LF
Boatyard (Upland Storage/Rentable Land)	80,000 SF	\$293,750	\$432,000	\$0.45 SF
Tenant Leases (Leases Expiration 2027)				
Building 1 Legacy Marine	4,200 SF	\$64,030	\$75,600	\$1.50 SF
Building 2 Point S Tire	8,400 SF	\$72,000	\$120,960	\$1.20 SF
Lifts, Rentals, Repairs, Sales		\$29,827	-	
Revenue		\$1,013,607	\$1,314,960	
Expense Assumptions (40%)		(\$405,443)	(\$525,984)	
Income		\$608,164	\$788,976	



DRIVE TIME

I-5	7 MINUTES
SEATAC AIRPORT	15 MINUTES
SR-167	20 MINUTES
PORT OF SEATTLE	20 MINUTES
HWY 18	40 MINUTES
PORT OF TACOMA	60 MINUTES



SOUTH PARK MARINA

*For more information on
this property, please contact*

MATT MCLENNAN, SIOR, CCIM
253.722.1458
matt.mclennan@kidder.com

BRUCE BARKER, CCIM, MBA
253.722.1459
bruce.barker@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

