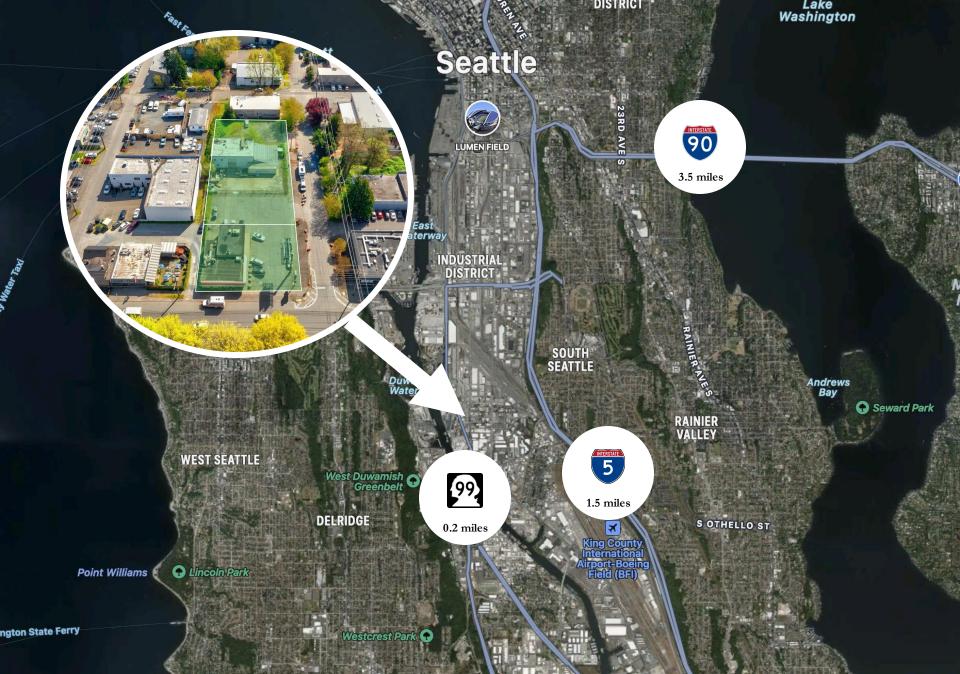


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# Offering Summary

- Owner-User or Investment Opportunity
- 0.81 acres total
- Warehouse contains cold storage
- Vacant Warehouse and Convenience Store with existing Tenant
- Seller will consider selling parcels individually



## 128 South Orcas St, Seattle WA 98108

## Property Highlights

Address	128 S Orcas St. Seattle, WA 98108		
Total Land Size	27,007 SF		
Building Size	2,400 SF		
Parcel Number	172280-1910		
Year Built	1964		
Loading	1 GL Loading Door (9'x 16')		
Existing Income	Parking Lot: \$3,515/month. Expiration: 10/31/2025		





## 5622 1st Ave South, Seattle, WA 98108

# Property Highlights

Address	5622 1st Ave S. Seattle, WA 98108	
Total Land Size	8,276 SF	
Building Size	3,360 SF	
Parcel Number	172280-2010	
Year Built	1954	
Parking	11 spaces	
Existing Income	Base Rent \$6,341/month Expiration: 10/31/2027	
Laisting income	Additional \$3,460/year From Billboard	





### Income Details

	Gross Income	Expiration	Annual Rate Increases
Little Deli Mart	\$6,341/month	10/31/2027	4%
Billboard	\$3,460/year	12/31/2025	3%
Parking	\$3,515/month	10/31/2025	

### **Investment Summary**

This South Seattle property presents a prime opportunity for investors or developers to own a versatile asset in the growing Georgetown submarket. The property consists of two parcels totaling 0.81 acres. It is zoned MML U/85, which permits a wide range of industrial uses. Currently generating over \$10,000 in monthly income, the property is offered in **as-is** condition. A convenience store on-site is occupied by a long-term tenant, offering immediate cash flow.

#### Contact

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