

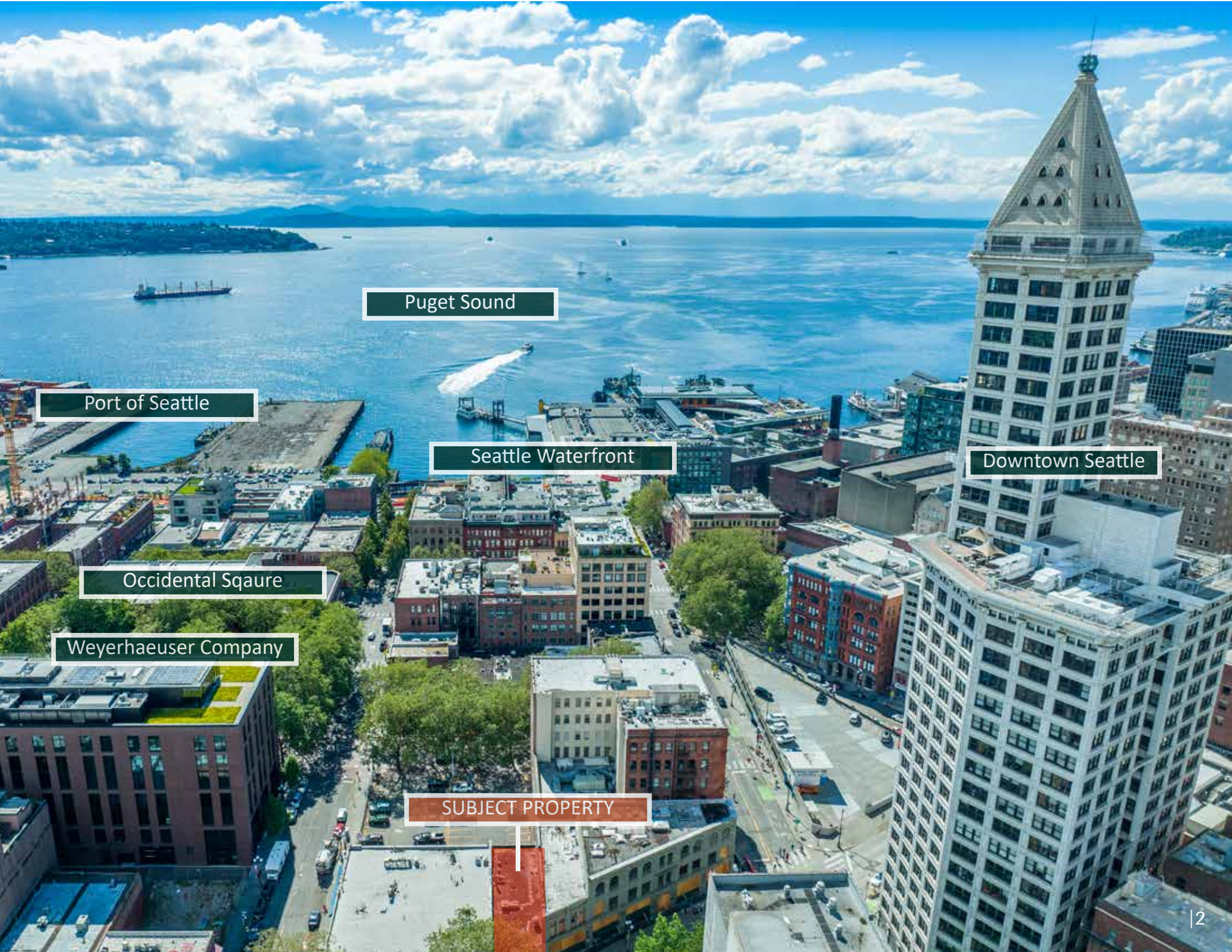
For Sale or Lease
6000 Sq Ft.
Air Conditioned
(206) 971-0625
gloria@cannoncommercial.com

**cannon
commercial**

411 2nd Ext. S.

Seattle, WA

Owner-User Building For Sale
Seller Financing Available



Puget Sound

Port of Seattle

Seattle Waterfront

Downtown Seattle

Occidental Square

Weyerhaeuser Company

SUBJECT PROPERTY



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01 PROPERTY INFORMATION

Executive Summary
Property Highlights

EXECUTIVE SUMMARY

The Opportunity

Cannon Commercial is pleased to present the opportunity to acquire a piece of history in Pioneer Square. This 2-story 6,440 SF retail/office building was built just after the Seattle Fire in 1889. One of the early tenants of the building was Wyatt Earp the notorious Wild West lawman who took part in the famous gunfight at the O.K. Corral. It's also been a theatre, dancehall and previously a photo lab.

The property is located approx. 3 minutes from Link Light Rail Station, Ferry Terminal, Union Station, Lumen Field, T-mobile Park, I-5, and I-90. The property also provides excellent signage opportunity as there is approximately 11,644 cars per day on 2nd Ext. S. This building offers easy access and transportation for employees and customers.

The Offering Process

The property is being offered for \$2,200,000. The Seller plans to review offers as they are submitted. Seller financing available.

Property Overview

| | |
|---------------------|----------------------------------|
| Address: | 411 2nd Ext. S. Seattle WA 98104 |
| Sale Price: | \$2,200,000 |
| \$/SF/Building: | \$341.61 |
| \$/SF/Land: | \$733.33 |
| Building Size: | Approx. 6,440 SF (Per KCR) |
| Total Lot Size: | Approx. 3,000 SF (Per KCR) |
| Zoning: | PSM 100/100-120 |
| Construction Class: | Masonry |
| Year Built: | 1900 |
| Eff. Year: | 1960 |
| Sprinklers | No |
| Tax Parcel #: | 5247800580 |



PROPERTY HIGHLIGHTS

Tax-advantaged Opportunity Zone for the City of Seattle

Walking distance to T-Mobile Park, Century Link Field and Seattle's new waterfront

Central location with quick and easy access to I-5, I-90, and Hwy 99

Approximately 11,644 cars per day on 2nd Ext. S.

Connection to HVAC is available



Mins. to Light Rail
Station

2

Mins. to Ferry
Terminal

2

Mins. to Union
Station

2

Mins. to Lumen
Field

3

Mins. to Tmobile
Park

3

Mins. to Seattle
Waterfront

5

An aerial photograph of a city skyline, featuring a prominent white building with a pointed roof on the left. A semi-transparent white rectangular box is overlaid on the center of the image, containing text. The background shows a dense urban area with various buildings, streets, and green spaces, with mountains visible in the distance under a blue sky with scattered clouds.

102 MARKET INFORMATION

Neighborhood Highlights
Amenities Map

NEIGHBORHOOD HIGHLIGHTS

within 3 miles of subject property



256k

Total Population



\$105k

Median Household
Income

0.5%

2024-2029
Expected
Population Growth

31.5k

Business
Establishments



0.5%

2022-2027
Expected
Household
Growth



315k

Daytime
Employees

AMENITIES

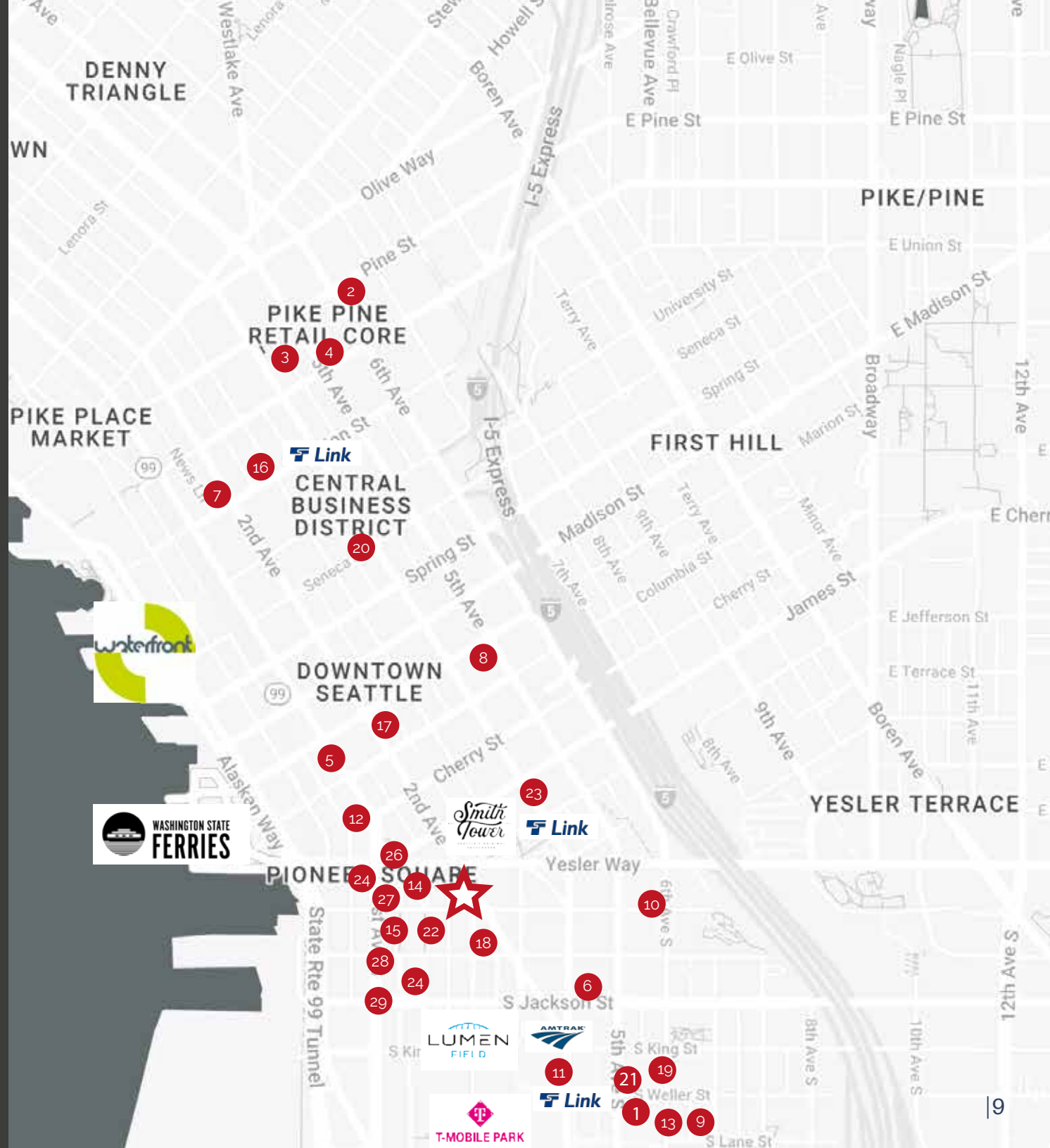
MAP

RETAIL

1. Uwajimaya
2. Pacific Place
3. Westlake Center
4. Nordstrom
5. UPS Store
6. Bartell Drugs
7. Target
8. 7-Eleven
9. Daiso Japan
10. Bank of America
11. Union Station
12. 7/11
13. Chase Bank

RESTAURANTS/CAFES

14. McCoy's Firehouse
15. Taylor Shellfish
16. Capital Grille
17. The Metropolitan Grill
18. Flatstick PUB
19. Starbucks
20. Purple Cafe & Wine Bar
21. Dough Zone
22. Tat's Delicatessen
23. Smith Tower Bar
24. Cafe D'arte
25. Cafe Umbria
26. Salumi
27. Damn the Weather
28. The London Plane
29. Taylor Shellfish



411 2nd Ave Ext S



SUBJECT PROPERTY



RICHLY HISTORIC PLACE
KNOWN FOR ITS
RENAISSANCE REVIVAL
ARCHITECTURE

An aerial photograph of a city street scene. In the foreground, there's a brick building with graffiti, including the word 'Satan' in large blue letters. To the right, a large, modern white building with many windows stands out. The background is filled with various other city buildings of different heights and styles. A semi-transparent white rectangular box is overlaid on the middle of the image, containing the text '03 PHOTO GALLERY' in white. The text '03' is larger and positioned to the left of 'PHOTO GALLERY'.

03 PHOTO GALLERY

PHOTO GALLERY

Main Level



PHOTO GALLERY


Lower Level



PHOTO GALLERY

Aerials





Exclusive Representation

Cannon Commercial Real Estate is the exclusive listing Brokerage for this Offering. **Gloria Touch and Chris Giles** is exclusively representing the Seller in the sale of **411 2nd Ext. S. Seattle WA 98104**.

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 **411 2nd Ext. S. Seattle W 98104**. 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.

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