

COMMERCIAL / OFFICE

12705 RENTON AVE S, SEATTLE, WA 98178

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FOR SALE





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The area surrounding 12705 Renton Avenue South in Seattle, Washington, 98178, is a vibrant community offering significant opportunities for commercial real estate investment. This locale, situated in the Skyway-West Hill neighborhood, boasts a strategic position, diverse demographics, and several positive attributes that make it appealing for commercial ventures.

Nestled between Seattle and Renton, the area provides convenient access to major transportation routes, including Interstate 5 and Interstate 405, facilitating seamless connectivity to downtown Seattle, Sea-Tac International Airport, and other key destinations in the Puget Sound region. This prime location enhances the area's attractiveness for businesses seeking visibility and accessibility.



The Skyway-West Hill neighborhood is characterized by its diverse and multicultural population. This diversity fosters a rich cultural environment, contributing to a dynamic community atmosphere. The area's residential composition includes a mix of long-standing residents and newcomers, creating a balanced demographic profile that supports various commercial activities.

The multicultural demographic of the neighborhood offers a unique opportunity for businesses to cater to a wide range of cultural preferences, enhancing the potential for niche markets and diverse commercial offerings.





BUILDING AND PROPERTY SUMMARY

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OWNER USER / INVESTMENT / REDEVELOPMENT OWN A PRIME PIECE OF SEATTLE REAL ESTATE

OPPORTUNITY HIGHLIGHTS

Owner/User rare opportunity to own your commercial/office building in Renton/Seattle. Nestled on a corner lot in the Skyway neighborhood, this 1353 SF building was completely remodeled in 2000 with a new room, heat pump, interior offices, bathroom, break room, and lobby area. Space for parking as well.

Own your own building for your office/retail/business or purchase and lease to a tenant for investment purposes. The building also comes with a longstanding billboard lease earning additional income per month.

Currently occupied by State Farm, lease expiring August 2025. Tenant may be open to vacating early for an owner user.



PROPERTY HIGHLIGHTS

- 1,353 SF Building
- 5,738 SF / 0.131 Acre Lot
- Corner lot
- Year Built 1950 / Effective year built 2000
- Current: Single Tenant Building
- Building Height: 1 Story
- Tax parcel:7580200430

BUILDING & PROPERTY SUMMARY

Offering Price:	\$499,950
Address:	12705 Renton Ave S, Seattle, WA 98178
County:	King
Municipality:	City of Seattle
Year Built / Effective Year Built:	1950 / 2000
Land Area:	5.738 SF / 0.131 Acres
Gross Building SF:	1,353 SF
Parcel Numbers:	7580200430
Number of Buildings:	1
Stories:	1 Story
Parking:	Off-Street
Roof:	Flat
Zoning:	CBPSO
Current Occupancy:	Tenant occupied - Lease exp 08/2025



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PLEASE REACH OUT TO LISTING
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INFORMATION AND QUESTIONS.



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