

# SALE

## SEATTLE MIXED-USE NEAR LIGHT RAIL

2801 South Hanford Street Seattle, WA 98144



Sale Price

**\$1,295,000**

### OFFERING SUMMARY

Building Size:	3,727 SF
Lot Size:	0.08 Acres
Cap Rate:	4.11%
Year Built:	1906

### SEATTLE MIXED-USE OWNER/USER OR INVESTMENT OPPORTUNITY NEAR LIGHT RAIL

Owner/User or Investment Opportunity in a high-growth Seattle location near Light Rail, positioned between MLK Jr. Way S and Rainier Ave S. Mixed-use buildings with flexible tenancy in this transit-oriented corridor rarely come to market.

The property includes a street-level retail space with basement currently occupied by a bakery/coffee shop on a month-to-month agreement, creating flexibility for an owner-user or future lease repositioning. The upper-level residential unit is leased through July 2026, providing stable income.

**Heidi Ihde**  
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### PROPERTY DESCRIPTION

The layout supports a variety of uses including professional office, boutique retail, café concepts, or small business headquarters, and the space has previously operated as office.

Existing income provides a solid foundation with upside through rent adjustments, expense recovery, and lease restructuring. Additional income potential may exist through future laundry revenue and possible parking income.

Strong neighborhood growth driven by Light Rail expansion and ongoing redevelopment supports long-term value.

### PROPERTY HIGHLIGHTS

- **Mixed-Use Income Property** – Street-level retail with basement plus upper-level residential unit creating diversified income.
- **Owner/User Flexibility** – Retail tenant currently on month-to-month agreement, providing opportunity for an owner to occupy or reposition the space.
- **Stable Residential Income** – Upper unit leased through July 2026, offering consistent in-place revenue.
- **Value-Add Potential** – Opportunity to increase NOI through rent adjustments, expense recovery, lease restructuring, and potential additional income from laundry facilities and parking.
- **Excellent Visibility & Access** – Located between MLK Jr Way S and Rainier Ave S with strong traffic exposure.
- **Transit-Oriented Location** – Minutes from Seattle Light Rail, supporting long-term neighborhood growth and property appreciation.
- **Ideal for Small Business Users** – Suitable for professional services, boutique retail, café concepts, or office users seeking live/work income potential.

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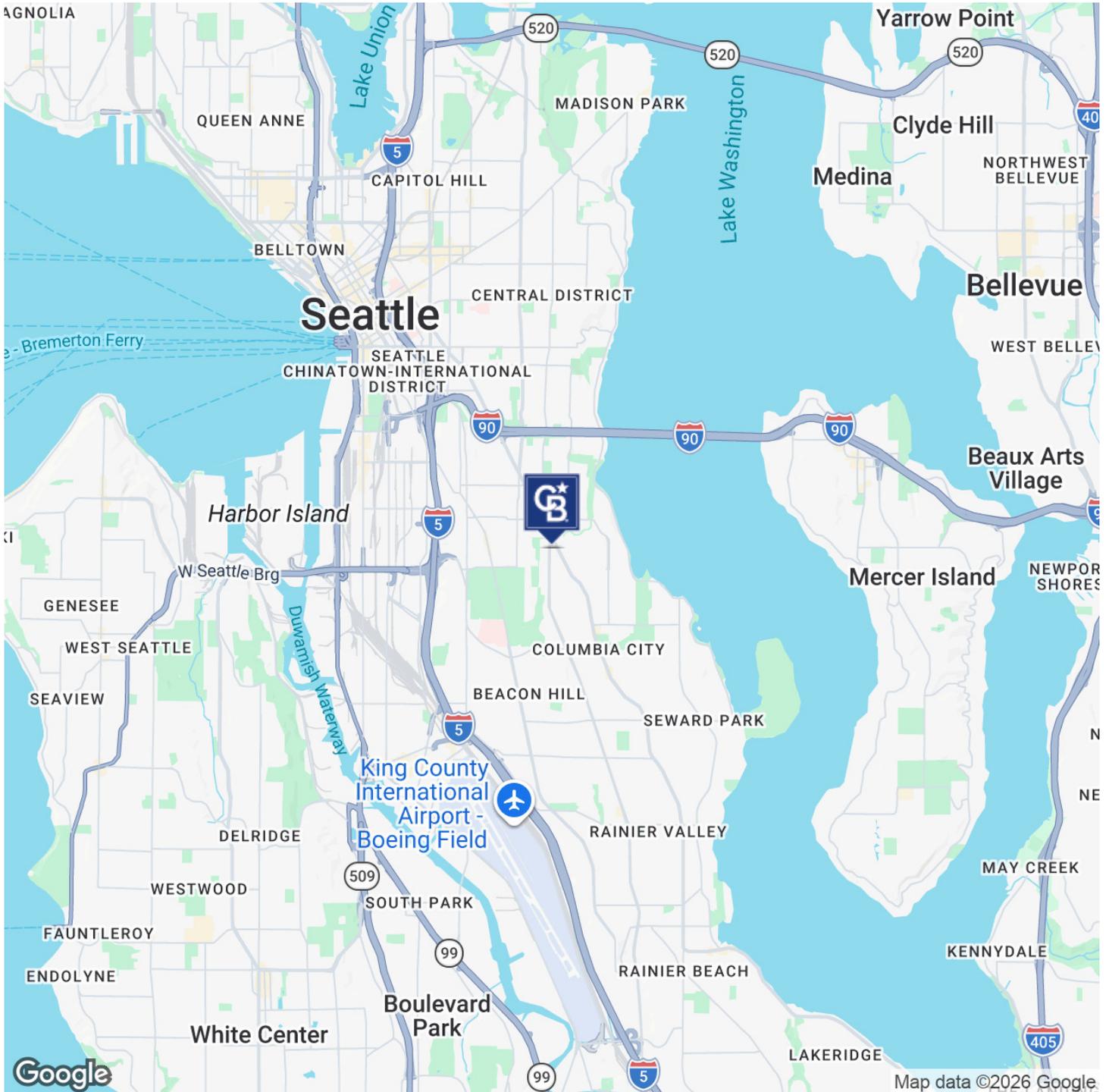


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