

**FOR
SALE**



Cooper Square - Commercial Condo

8745 Greenwood Ave N | Seattle, WA 98103

Jake Staniszewski

Broker

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V P G
VISTA PACIFIC GROUP
LEASING AND ACQUISITIONS



Owner/User Opportunity

Office/Retail/Professional Space

Fantastic Greenwood Location

Offering Price: \$513,000

Size: 1,368 SF

PROPERTY DETAILS:

- Pro Forma Cap Rate: 6.4%
- Parcel #: 174820-0010
- Year Built: 1989
- Fully Renovated
- 1st Floor ~ Private Entrances
- Year Renovated: 2024
- \$375 / SF
- Private Bathroom
- Multiple Entries
- On-Site Parking



Cooper Square

Financial Analysis

| OPERATING INCOME | Pro Forma |
|-------------------|---------------------|
| Rent | \$ 32,832.00 |
| NNN Reimbursement | \$ 18,707.47 |
| Total: | \$ 51,539.47 |

| OPERATING EXPENSES | AS IS |
|--------------------|--------------------|
| HOA | \$ 12,944.64 |
| RE Tax | \$ 3,954.83 |
| Est. Electric | \$ 1,368.00 |
| Insurance | \$ 440.00 |
| Total: | \$18,707.47 |

| | |
|-----------------------------|---------------------|
| NET OPERATING INCOME | \$ 32,832.00 |
| Sale Price | \$513,000 |
| Cap Rate | 6.4% |



Cooper Square

Floor Plans:

