

THE SIGNATURE GATHERING PLACE AT THE HEART OF SEATTLE'S VIBRANT GREEN LAKE NEIGHBORHOOD!



**TANGLETOWN
CORNERSTONE**

2106 N 55TH ST, SEATTLE, WA



CBRE



THE OFFERING

CBRE is pleased to present to qualified principals, the opportunity to acquire the Tangletown Cornerstone, an exceptional 10,260 SF retail and mixed-use asset. Benefiting from an “anchor” location within Seattle’s Green Lake neighborhood, this asset is well positioned as the gathering place for community and business.

Investment Highlights

- Unbeatable location in the heart of North Seattle, with close proximity to Green Lake
- Tenants include award winning restaurants, well established businesses, and stable residents
- Year 1 estimated NOI upwards of \$269,000



Property Overview

Address

2106 N 55th St, Seattle, WA

Market/Submarket

Seattle

Square Footage

10,260 SF

Lot Size

9,845 SF (0.23 AC)

Year Built/Eff. Year

1910/2005

Occupancy

100%

Operating Expenses

3 Year Avg \$98,860

Taxes

\$44,552.21 in 2026



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