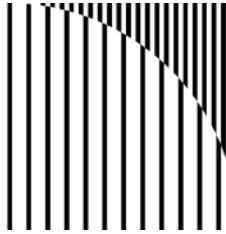


Mixed Use For Sale | Seattle, WA

8214 Greenwood Ave N



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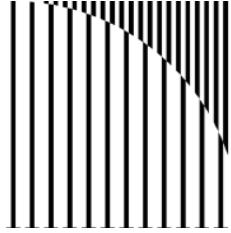
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Mixed Use For Sale | Seattle, WA

8214 Greenwood Ave N



A rare opportunity to own a stabilized, cash-flowing asset in one of Seattle's most sought-after neighborhoods. Located in the vibrant Greenwood district, this investment is within walking distance of bus routes and downtown Greenwood's retail, dining, and entertainment scene.

This mixed-use property features five ground-floor retail spaces and seven well-appointed apartments. The apartment floor plans include: 3 one-bedrooms, 2 studios, and 2 two-bedrooms. With on-site laundry and 21 dedicated parking spaces, this property offers convenience and appeal for both residents and businesses alike.

With a strong cash flow and prime location, this turn-key asset delivers immediate income potential in a high-demand market. Additionally, the parcel is zoned NC2P55, the parking lot alone could support a residential development - buyer to verify.



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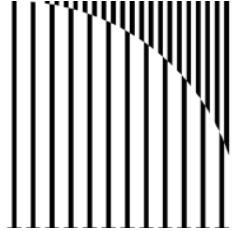
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8214 Greenwood Ave N



Offering Summary

- Sale Price: \$5,500,000
- Turn-Key Stabilized Asset
- Strong Cash Flow: 4.57% CAP
- Prime Location: Seattle, Greenwood
- 5 Retail Spaces
- 7 Apartments:
- (3) 1br 1ba, (2) Studio, (2) 2br 1ba
- On-site Laundry
- Walking distance to Bus Routes, Downtown Greenwood
- 21 Parking Spots
- Zoned NC2P55, convert parking into residential development - buyer to verify



Parking
Spaces
21

CAP
Rate
4.57%

Walk
Score
93

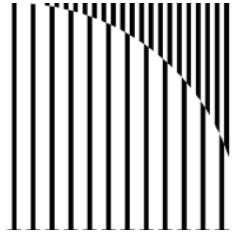
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Mixed Use For Sale | Seattle, WA

8214 Greenwood Ave N



Address 8214 Greenwood Ave N
Seattle, Wa 98103

Price \$5,500,000

Price/SF \$347

Building SF 15,840 SF

Lot SF 12,628 SF

Parcel No.(s) 6430500227

Yr Built 1912

Unit Mix 7 Residential
5 Retail

Zone NC2P 55

Parking 21 Spaces

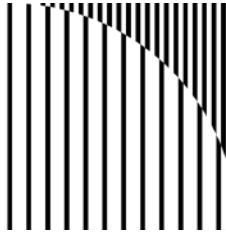
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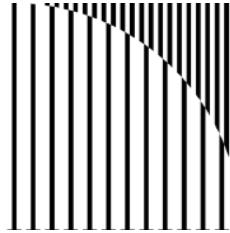
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Residential Rent Roll

| Unit | Type | SF | \$/Month | Lease End | Additional Info |
|-------|--------|-------|----------|-----------|--------------------|
| Apt 1 | 1x1 | 600 | \$1,400 | 3/31/2026 | |
| Apt 2 | 2x1 | 1,100 | \$2,250 | M2M | |
| Apt 3 | Studio | 550 | \$1,475 | M2M | *owner-user airbnb |
| Apt 4 | 1x1 | 650 | \$1,475 | 3/31/2026 | |
| Apt 5 | Studio | 550 | \$1,400 | 6/30/2026 | |
| Apt 6 | 2x1 | 1,000 | \$2,125 | 3/31/2026 | |
| Apt 7 | 1x1 | 600 | \$1,475 | 3/31/2026 | |

Yearly Scheduled Residential Rent **\$139,200**

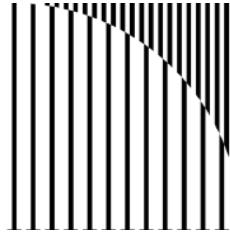
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Retail / Commercial Rent Roll

| Unit | SF | \$/Month | Expiration | Lease |
|-------------------------------------|-------|------------------|------------|--------|
| 4217 Retail | 1,906 | \$4,447.33 | - | Vacant |
| 8212 Retail - Gold Scarab Tattoo | 1,531 | \$3,679.50 | 2/28/2028 | NNN |
| 8214 Retail - Luxe Lighting | 2,353 | \$4,280.00 | 10/1/2026 | |
| 8216 Roof - TMobile Cell Tower | - | \$1,241.46 | 10/15/2032 | |
| 8218 Retail - Baraka Gems | 810 | \$2,350.00 | 12/31/2025 | |
| Yearly Scheduled Retail Rent | | \$191,979 | | |



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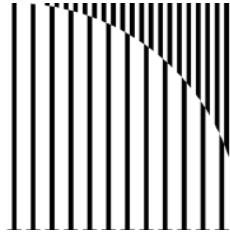
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Expenses

| | |
|----------------------|-----------------|
| Taxes (2025) | \$43,724 |
| Insurance | \$10,893 |
| Utilities | \$10,156 |
| Maintenance | \$7,901 |
| Management (5%) | \$17,066 |
| Total Expense | \$89,741 |

Investment Summary

| | |
|---------------------------|-----------------|
| Yearly Sched. Rent | \$331,179 |
| Utility Reimbursement | \$3,800 |
| NNN Income | \$19,591 |
| Other, Pets, Storage Etc. | \$4,715 |
| Gross Sched. Income | \$359,285 |
| Vacancy (5%) | \$17,964 |
| Effective Gross | \$341,321 |
| Total Expense | \$89,741 |
| NOI | \$251,580 |
| CAP Rate | 4.57% |
| Price | \$5,500,000 |

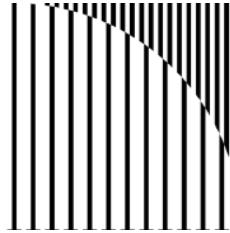
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Proposed Loan Terms

| Acquisition Loan | Option 1 - Current | Option 2 - Proforma |
|--------------------|-------------------------|-------------------------|
| Guaranty Type | Non Recourse | Full Recourse |
| Loan to Value | Max 70% LTV | Max 75% LTV |
| Loan Amount | \$2,000,000 | \$2,250,000 |
| Interest Rate | 5.85% Up to 48 mos. 1/0 | 6.11% Up to 12 mos. 1/0 |
| Loan Term | 30 Years, Fixed 5 years | 10 Years, Fixed 5 years |
| Amortization | 30 Years | 30 Years |
| Prepayment Penalty | Step Down | Step Down |

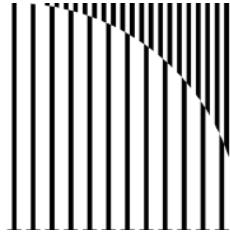
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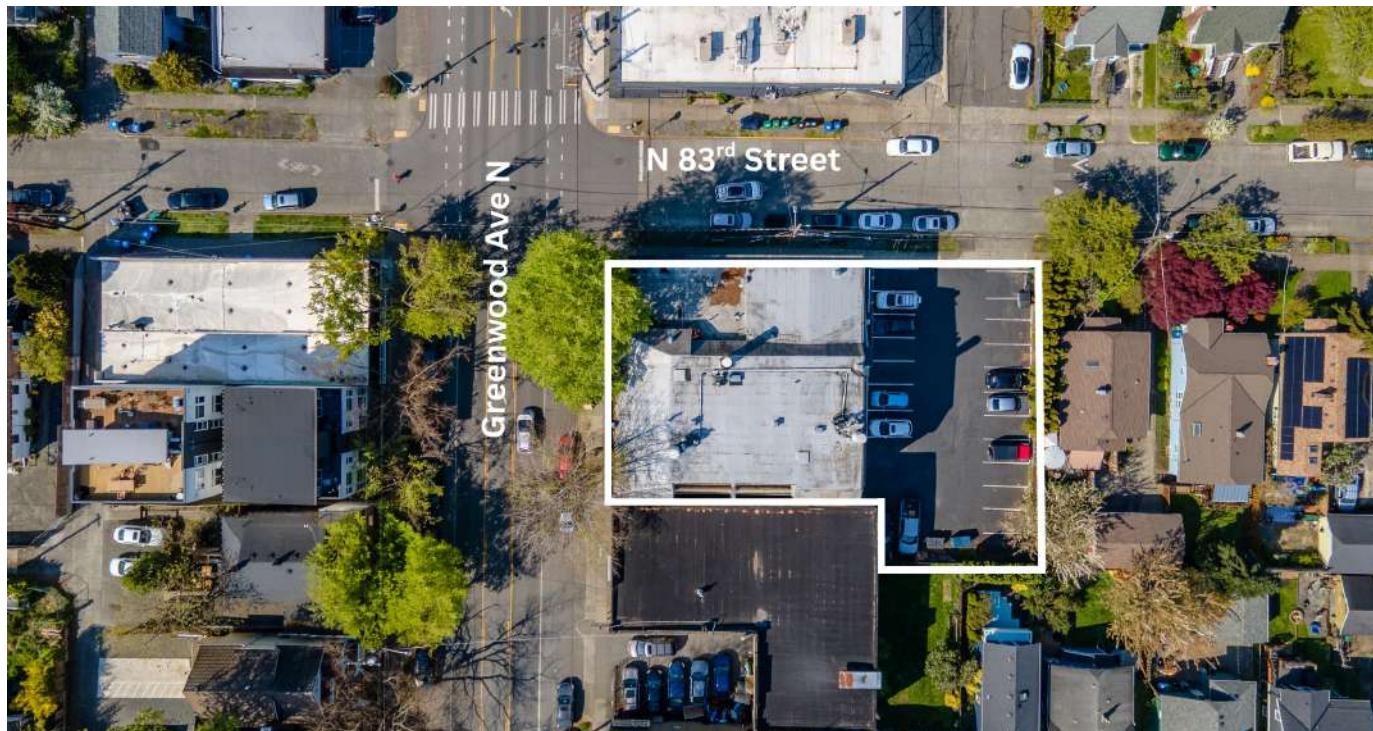
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Favorable Seattle Zoning | NC2P55



Zoning Notes

- The parcel is zoned NC2P55.
- The parking lot could support a residential development - buyer to verify.

Agent Name

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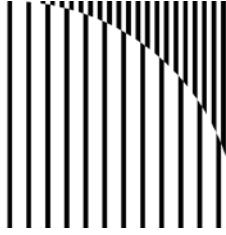
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Greenwood Neighborhood



Greenwood is a thriving commercial hub in North Seattle, offering strong foot traffic, dense residential surroundings, and a well-established mix of local businesses and national retailers.

With Greenwood Avenue as its main corridor, the neighborhood attracts consistent consumer activity through its popular restaurants, bars, boutiques, and service providers. Annual events like the Greenwood Car Show and Art Walk draw thousands of visitors, further boosting commercial visibility.

The area benefits from solid transit infrastructure, ample public amenities—including parks and the Greenwood Library—and ongoing residential growth, making it an attractive, stable location for long-term investment and tenant demand.

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