

VILLA FIRENZE

Downtown Bellevue **Medical Condo**

\$1,950,000



RARE OPPORTUNITY!

*Medical Condo with
Retail Exposure*

AVAILABLE | Unit 111

1106 108TH AVE NE, #111 | BELLEVUE, WA 98004

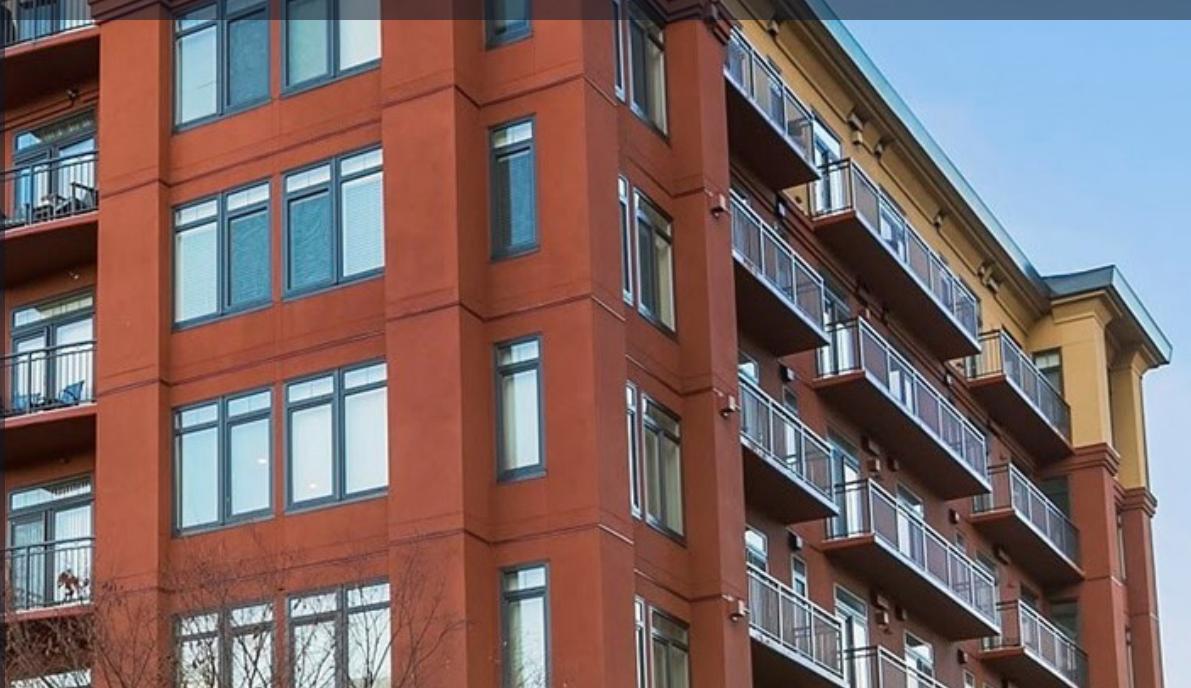
**Leibsohn
& Company**
Commercial Real Estate Services

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VILLA FIRENZE

Downtown Bellevue Medical Condo



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THE OFFERING



Property Highlights

- ◆ Medical/Retail Condo Unit for Sale
- ◆ Available for **Immediate Occupancy**
- ◆ Prominent **Building Signage** Opportunity
- ◆ High-Speed Connectivity: **Comcast Business Class**
- ◆ **4 Reserved Parking Stalls** + Street Parking
- ◆ New **HVAC System & Ductwork** Installed in 2025

OpEx

Condo Dues	\$639.05/month
Property Taxes	\$440.25/month
Water/Sewer/Electricity	\$385.00/month

Total Operating Expenses \$1,464.30/month

Property Summary

Sale Price	\$1,950,000.00
Address	1106 108th Ave NE, #111
City/State	Bellevue, WA 98004
Year Built	2001
Zoning	DT-OB
Building Class	Class B
Parcel #	894404-0020
Unit Size	Condo SF: 958 CSF Usable SF: 1,054 USF RSF (1.175X USF): 1,238 RSF
Parking	4 Reserved Spaces <i>*plus Street Parking</i>
Sprinkler System	Wet Pipe

PROPERTY PHOTOS



Waiting Area



Main Building Entry



Unit Common Area



Built-In Reception

Unit 111 Price

- ◆ \$1,950,000.00
- ◆ \$1,575.12/RSF

Sq. Ft. Summary

- ◆ Condo SF | **958 CSF**
- ◆ Usable SF | **1,054 USF**
- ◆ RSF (1.175X Market Load Factor) | **1,238 RSF**

Condo Features

- ◆ 5 Exam Rooms
- ◆ 1 Private Office
- ◆ Built-In Reception Desk
- ◆ Washer/Dryer
- ◆ Street Level Grade Entry





DOWNTOWN BELLEVUE

SEATTLE

VILLA FIRENZE

ASHWOOD PARK



NE 106th Street

106th Avenue NE

NE 12th Street

• • • SURROUNDING AMENITIES



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