



FOR SALE

North City Business Center

17521 15th Avenue NE Shoreline, WA 98155

\$1,650,000

OFFERING PRICE

6.6%

CAP RATE

6,586

BUILDING SF



\$1,650,000

OFFERING PRICE

6.6%

CAP RATE

\$109,000

2026 PROJECTED NOI

PROPERTY INFORMATION

Property Type Retail, Flex, Warehouse

Address 17521 15th Avenue NE Shoreline, WA 98155

APN / Parcel No. 616390-0790

Building Size 6,586 SF

Lot Size 8,395 SF

Year Built 1951 (2000 Eff. Year)

Current Tenants

Animal Medical Center-Office Space for clinic across the street (lease ends 12/31/20 w/ two options to extend-2,260 Total SF)

Pedalheads-Office space and storage for bike camps and clinics for kids (lease ends 2/29/28-1,623 Total SF)

Lightsmiths-Warehouse space for lighting and staging equipment used for events and weddings (lease ends 6/30/27-2,521 Total SF)



LOCATION OVERVIEW



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Commercial
Realty

EXCLUSIVELY LISTED BY

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