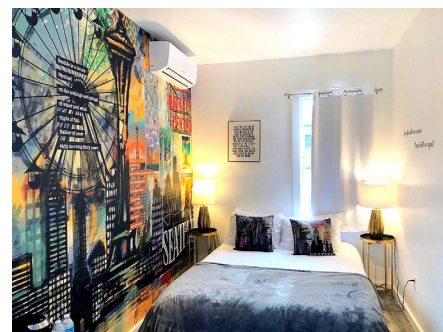


# FOR SALE

## THE ART INN

Seattle, Washington

(10-Room Inn – One Block East of Seattle University)



**Location:** 1221 & 1225 E. Jefferson St., Seattle, WA 98122  
**Lot Area:** 1221: 2,592 SF 1225: 2,592 SF  
**Building Size:** 1221: 1,220 SF 1225: 2,270 SF Construction: 1.5 - Story (Frame)  
**Year Built:** 1221: 1901 1225: 1905 (Extensive Conversion to Inn in 2020)  
**Zoning:** NC2 55 (M) Neighborhood Commercial w/ Maximum Height of 55'  
**Tax ID Parcels:** 1221: 794930-0035 1225: 794930-0040  
**Income (2023):** Gross Revenue: \$514,413 - Net Income: \$207,179  
**Sales Price:** \$2,490,000 (1221: \$995,000 + 1225: \$1,495,000)  
**Cap Rate:** 8.32 (Based on Actual Income)  
**Layout:**

### 1221

Room 201: Small Room  
Room 202: Small Room  
Room 203: Double Room  
Room 204: Double Room

### 1225

Room 101: Small Room  
Room 102: Small Room  
Room 103: Family Room  
Room 104: Double Room  
Room 105: Double Room  
Room 107: Apartment Style (Lower Level)



### Mark Peizer

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206-909-3314

Walking Distance to Seattle University,  
Broadway District & Major Hospitals

www.theartinseattle.com



Strategically located on the “First Hill” neighborhood, The Art Inn’s location is a key competitive advantage in being uniquely stationed within a block of Seattle University and within walking distance to the vibrancy of the Broadway District where Sound Transit can be conveniently accessed along with numerous restaurants, bars, theaters and Seattle Central Community College. Formerly, two (2) Victorian-Style homes (side-by-side), the Seller spent over \$500,000 in capital improvements converting the homes into a 10-Room Inn in 2020. The theme of the Inn transports Guests into a world of art and creativity as each room is individually designed with a one-of-a-kind artwork created by the talented artist, Alexandra Prieto, providing a truly immersive and artistic experience. The operation boasts a state-of-the-art “Virtual” Reception where Guests access rooms with a mobile device 24/7. The property is secure and complete with contemporary fixtures and style. In addition, there are private and secure backyards and 6 off-street parking stalls for its patrons plus free street parking. Owner has “Accommodation Agreements” with Expedia and Booking.com. Guests enjoy private bathrooms, smart tv, microwave, mini-bar & fridge, plush bedding, complimentary Nespresso Coffee Machine, toiletries, fresh towels, safety box, and high speed wireless internet all in a non-smoking environment. Immaculate housekeeping services are available on a contract basis with check-in at 3:00 PM and check-out at Noon. Excellent zoning for future mid-rise (55’ maximum height) development for apartments, condominiums, or hotel.

