

Georgetown Single Tenant Warehouse/Showroom For Sale

\$1,800,000



114 S. Findlay St, Seattle, WA 98108

Property Details

<u>Address/Parcel Numbers/SF:</u>	112 S. Findlay St. / 526330-0755 / 2,640 SF 114 S. Findlay St. / 526330-0760 / 3,160 SF 122 S. Findlay St. / 526330-0765 / 3,800 SF Vacant lot (no address) / 526330-0762 / 3,200 SF
<u>Total 2026 Property Taxes:</u>	\$24,581.45 total annual property taxes for all 4 parcels
<u>Total Lot Square Feet:</u>	12,800 SF total
<u>Building Size:</u>	5,861 SF
<u>Number of Tenants:</u>	One (Greater Seattle Floors)
<u>Year Built:</u>	2004
<u>Zoning:</u>	MML U/85
<u>Current Use:</u>	Warehouse/Showroom/Office
<u>Features:</u>	12-24 Ft Ceilings 3-Phase Power Roll-up loading door 3 restrooms including one with a shower 2 private offices and open work area on 2 nd floor 11+ off-street parking spaces & fenced yard space

Lease Overview

Tenant: GSF, Inc.
Lease Commencement Date: February 1, 2018
Lease Termination Date: January 31, 2028 *
Options to Extend: One 5-year Option to Extend
Lease Type: NNN
NOI: \$109,448.88
Cap Rate: 6.0%
Base Rent Schedule: 2/1/26 - 1/31/27: \$9,120.74/Mo
2/1/27 - 1/31/28: \$9,394.36/Mo

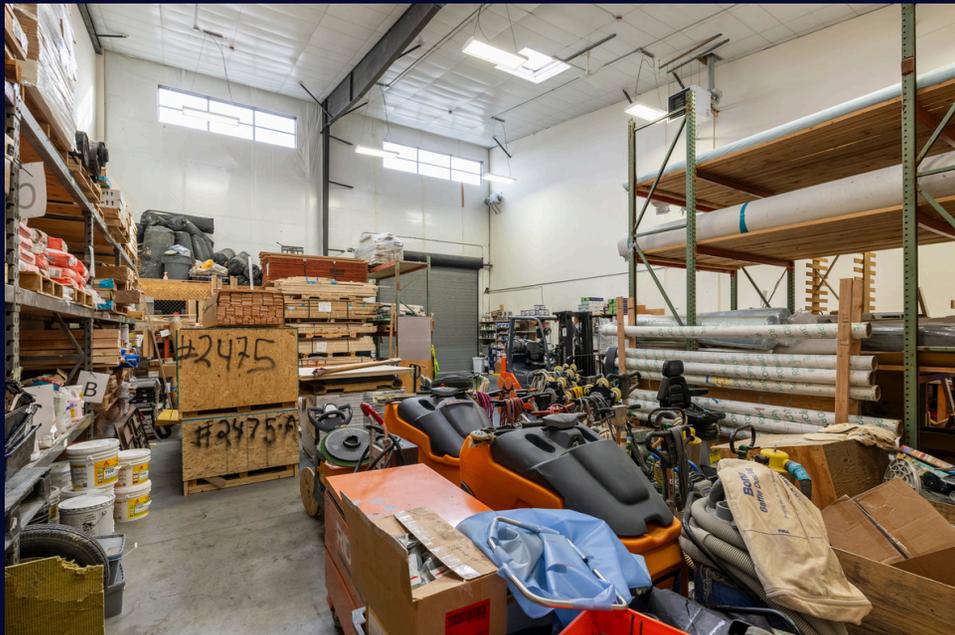
* Tenant willing to vacate early if desired by buyer



Showroom Photos



Warehouse Photos



2nd Floor Photos





Lauren Hendricks
(206) 999-9161
LaurenHendricks@Windermere.com
www.CommercialSeattle.com

Windermere Real Estate Midtown/Commercial
215 Westlake Ave N
Seattle, WA 98109

