

FOR SALE/LEASE

# 1110 W NICKERSON ST

SEATTLE, WA



*Owner/user building or development site, for lease or for sale*

9,406 SF total building area

4,896 SF retail showroom

4,404 SF warehouse

5,449 SF yard/parking/outdoor storage

10'-21.5' ceiling height

Drive-in loading

14,855 SF site, zoned C2-55 (M)

Site yields 62 apartment units

\$3,000,000 or \$13,500/month, NNN

JEFF LOFTUS

206.248.7326

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KEN HIRATA, CCIM

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[KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**\$3.0M**

ASKING PRICE

**\$13.5K**

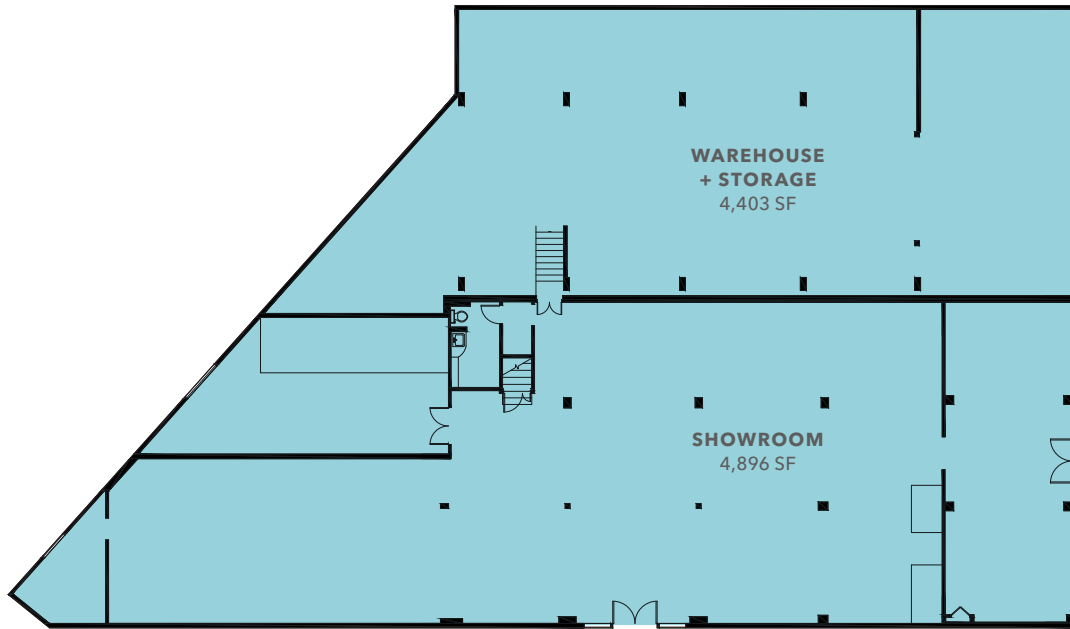
LEASE RATE, NNN

**NOW**

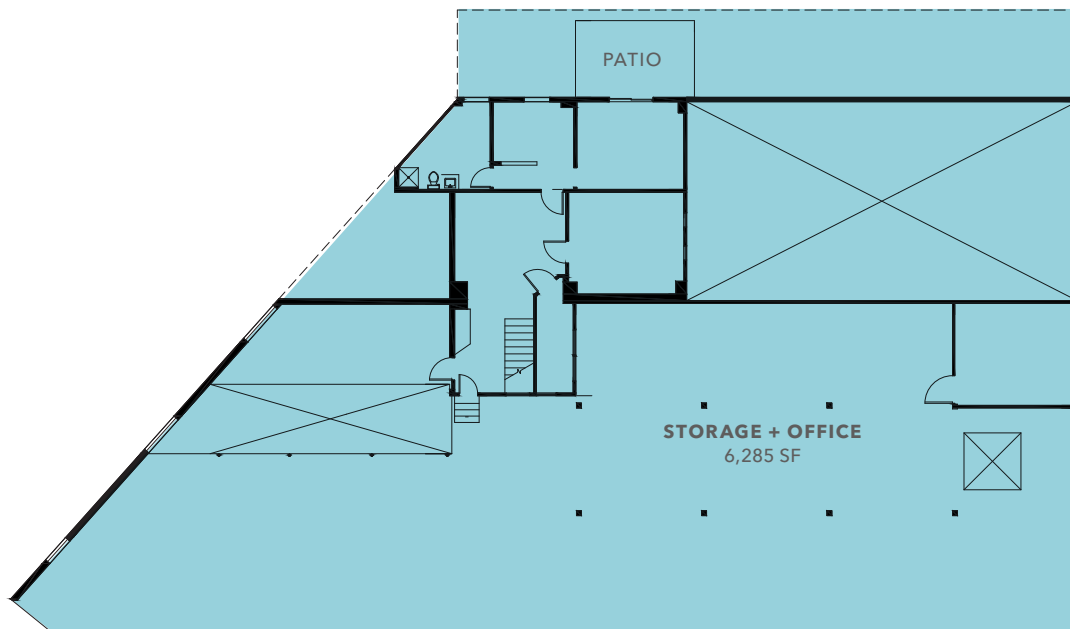
AVAILABLE

**km** Kidder  
Mathews

FIRST FLOOR PLAN



SECOND FLOOR PLAN



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14,855 SF

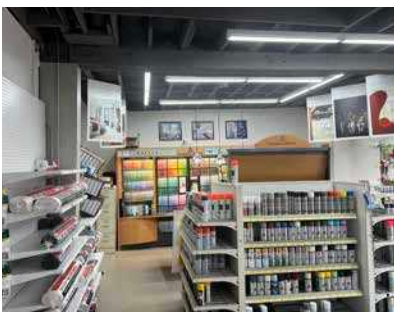
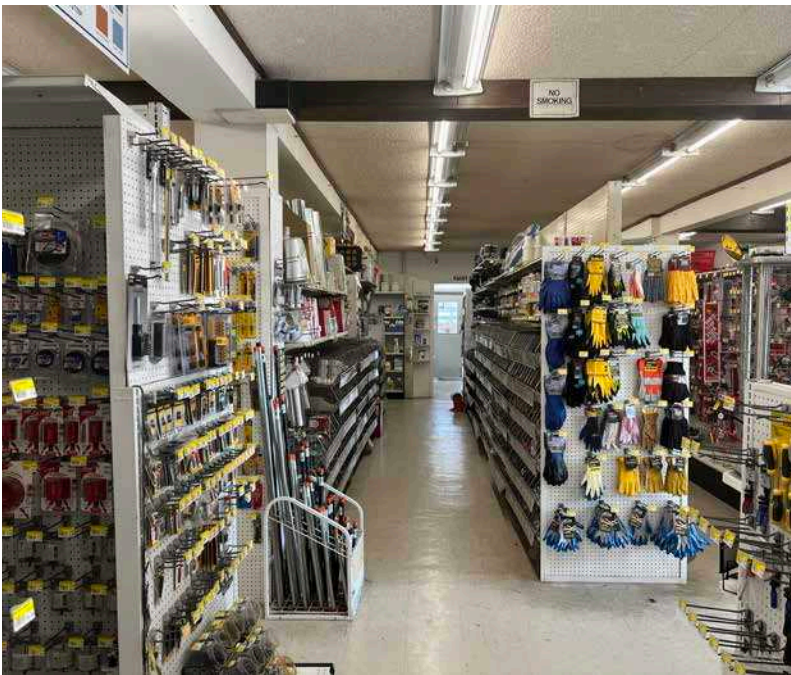
TOTAL LAND AVAILABLE

9,406 SF

TOTAL BUILDING SIZE

NOW

AVAILABLE



# 62 UNIT APARTMENT DEVELOPMENT PLAN

