

Colliers
INTERNATIONAL

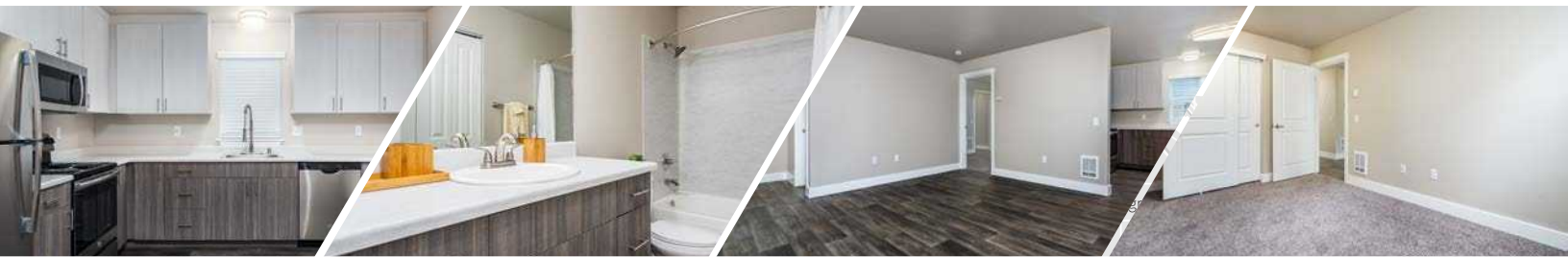
COMMERCIAL REAL ESTATE



www.BUYGEORGETOWN.COM

FOR SALE: 8-Unit Georgetown Turn-Key Apartment

6631 CARLETON AVENUE S | SEATTLE, WA



INVESTMENT OPPORTUNITY



Carleton Apartments is a **TURN-KEY ASSET**, and already achieving rents 100% above pre-renovation leases.



The Georgetown sub-market has proven its worth in **PROPERTY APPRECIATION**, with 300% growth since 2012.



Historically industrial in nature, Georgetown **TRANSFORMED** into one of Seattle's emerging hot neighborhoods.



PROPERTY SUMMARY

OFFERING

| | |
|-----------|----------------|
| Price | \$2,400,000 |
| Financing | Free and Clear |

PROPERTY DESCRIPTION

| | |
|---------------------|-------------------------------------|
| Property | Carleton Apartments |
| Address | 6631 Carleton Avenue S, Seattle, WA |
| Total Units | 8 |
| Year Built | 1991 |
| Years Renovated | 2018 |
| NRSF | 5,550 SF |
| Average Unit Size | 694 SF |
| Number of Buildings | 1 |
| Number of Stories | 2 |
| Parking | 8 |
| Laundry | In-Unit |

UNIT MIX

| Units | Type | Avg Unit SF | Total SF | Avg In-Place Rent | In-Place Rent/SF |
|----------|-------|-------------|--------------|-------------------|------------------|
| 6 | 1 x 1 | 608 | 3,650 | \$1,549 | \$2.55 |
| 2 | 2 x 2 | 950 | 1,900 | \$2,149 | \$2.26 |
| 8 | | 694 | 5,550 | \$1,699 | \$2.45 |

TOUR DATES:

| | |
|----------------|----------------------------|
| JULY 15 | 1:00 PM - 4:00 PM |
| JULY 19 | 12:00 PM - 2:00 PM |
| JULY 21 | 11:00 AM - 2:00 PM |
| JULY 25 | 10:00 AM - 12:00 PM |



LOCATION HIGHLIGHTS:

While Alki and Pioneer Square make headlines as Seattle's oldest neighborhoods, **GEORGETOWN** was actually one of the first places that settlers put down roots in the 1850s.

Home to the **WORLD-FAMOUS** Rainier Brewing Company, **GEORGETOWN** was briefly incorporated as its own city during the prohibition. Even a century after becoming part of Seattle again, this neighborhood still has a unique **CHARACTER** of its own.

Visit www.BuyGEORGETOWN.COM

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