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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.



ARLETON

PROPERTY SUMMARY TOUR DATES:

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	Туре	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

	CLICK TO TOUR	
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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