

8541-8543 15th Avenue NW

8541 - 8543 15th Ave NW Seattle WA 98117
 Listing #: 562364 | Status: Withdrawn | Last Modified: 11/4/2015 |

For Sale

8541 - 8543 15th Ave NW Seattle WA 98117



Listing Information

Price

Listing Price	\$ 1,395,000
\$/SF	\$ 249.11
Selling Otc Com	2.5%
Listing Status	Withdrawn
Asset Class	Retail

Investment Information

Investment Type	Actual
Investment Prop	Yes
Gross Income	\$ 86,559
Vacancy Factor %	5.00%
Operating Expenses	\$ 0
Net Operating Income	\$ 82,231
CAP Rate	5.89 %

Documents (Num of Years Available)

YTD Operating Statement	Yes
Financing Available	Yes

Detail Listing Information

Min Total SF	4,976
Max Total SF	4,976
Lease Rate Low	\$ 1.37
Lease Rate High	\$ 1.55
Total Units	4

Utilities

Sanitary Sewer	Yes
Water	Yes
Electricity	Yes
Gas Lines	Yes

Retail Information

Signage	Signage on Building
---------	---------------------

Associated Files

Crown Hill Retail Flyer
CBA Flyer

Property Information

Building Information

Building Status	Existing
# of Buildings	1
# of Floors	1
# of Units	4
Total Building Sq/ft	5,600
Net Rentable Area	4,976
Lot Sq/ft	6,970
Acres	0.16

Property Type

Property Type	Retail
Office Type	Multi-Tenant
Investment	Yes
Owner	8541 Crown Hill, LLC

Location

County	King
Vicinity	Crown Hill (N of Ballard)
Location Description	Crown Hill (North of Ballard)
Second Address	8543 15th Ave NW
Cross Street	NW 85th St
Market Area	Fremont/Ballard
Tax ID #	3300700974
Zoning	NC3-P40

Construction

Year Built	1946
Year Renovated	1970
Roof Type	Flat
Construction Type	Concrete

Agent Information

Showing Instructions

Call Listing Agent	Yes
Use Discretion	No

Andy Langsford
 (206) 550-7622
 andy@vreg.co

Venture Real Estate Group
 (425) 531-7966

Prime location, Crown Hill Retail Building

Public Comments: The subject property is a 100 percent occupied free-standing building in the heart of Ballard's Crown Hill neighborhood, consisting of a mix of regional tenants offering a variety of services. Recent renovations include repainting of the property's façade & installation of a new roof. Other improvements include new heating units, new storefront windows and reconfiguring of the awning. Great location on 15th, Crown Hill is a major retail hub for Ballard. Do not disturb tenants. NC3P40 zoning. Parking spots are temporary on the South side of building, and will be going away once that parcel is developed. Ample street parking.

Showing Instructions: Showing Instructions: Call Listing Broker or office with any questions or for showings. Do not disturb tenants. Remodeled building in excellent condition. Zoned NC3P-40.

Member Listing Comments: The subject property is a 100 percent occupied free-standing building in the heart of Ballard's Crown Hill neighborhood, consisting of a mix of regional tenants offering a variety of services. Recent renovations include repainting of the property's façade & installation of a new roof. Other improvements include new heating units, new storefront windows and reconfiguring of the awning. Great location on 15th, Crown Hill is a major retail hub for Ballard. Do not disturb tenants. NC3P40 zoning. Parking spots are temporary on the South side of building, and will be going away once that parcel is developed. Ample street parking.

Search Tags: Stand-Alone, Street Retail,

History

For Sale

Listing ID#	Status	Listing Date	List Price	Sale Price	Closing Date	CMA
595451	Sold	02/09/2018	\$ 0	\$ 2,900,000	06/18/2018	
575941	Withdrawn	07/19/2016	\$ 1,550,000	\$ N/A		
562364	Withdrawn	06/18/2015	\$ 1,395,000	\$ N/A		
518348	Sold	11/28/2012	\$ 998,500	\$ 950,000	02/05/2013	

For Lease

Listing ID#	Suite	Status	Listing Date	Asking Rent	Max Rent	Available Sq/ft	Off Market
534995		Leased	12/26/2013	\$ 15.50	\$ 15.50	1,200	02/01/2014
478429		Withdrawn	09/15/2010	\$ 16.00	\$ 16.00	1,250	11/25/2011
462519	8543	Withdrawn	11/03/2009	\$ 12.00	\$ 15.00	2,500	09/09/2010
454332	8541	Expired	09/23/2009	\$ 12.00	\$ 15.00	2,500	09/01/2010
230664		Leased	02/02/2006	\$ 10.00	\$ 10.00	1,250	01/24/2007