

The Winarden Apartments

COLDWELL
BANKER **BAIN**
COMMERCIAL



FOR SALE

4212 Phinney Ave N Seattle WA 98109

PREPARED FOR:

Winarden Apartments



PREPARED BY:

Coldwell Banker Bain Commercial

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THE PROPERTY

4212 Phinney Ave N Seattle WA 98103

PROPERTY SPECIFICATIONS

Property Type:	Commercial
Class:	Multi-Family
Building Size:	4,292 Sq. Ft.
Land:	5,000 Sq. Ft.
Year Built/Renovated:	1927/1994

PRICE

Price \$1,800,000

MARKET HIGHLIGHTS

Highly desirable neighborhood with a small development pipeline. Fremont is highly coveted by renters and developers.

INVESTMENT HIGHLIGHTS

- Zoning: LR1
- Rental upside, redevelopment
- Potential to add units/town homes
- Well maintain building

LOCATION HIGHLIGHTS

- Easy Access to employment centers
- Sought after Fremont location
- Very walkable
- Rental upside, prime redevelopment
- Conveniently located to shopping, schools & recreational facilities.

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PROPERTY PHOTOS

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INTERIOR PHOTOS

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NEARBY AMENITIES

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RESTAURANTS

1	Paseo Caribbean Food	4225 Fremont Ave N
2	Manolin	3621 Stone Way N
3	Art of the Table	3801 Stone Way N Suite A
4	Brouwer's Cafe	400 N 35th St
5	Uneeda Burger	4302 Fremont Ave N
6	El Camino	607 N 35th St
7	Tarsan i Jane	4012 Leary Way NW
8	Pomerol	127 N 36th St
9	RockCreek Seafood & Spirits	4300 Fremont Ave N
10	Joule	3506 Stone Way N
11		

BANKS

1	Bank Of America	3506 Stone Way N
2	Chase Bank	3400 Fremont Ave N
3	BECU	4319 Stone Way N
4	Wells Fargo Bank	1701 N 45th St

UNIVERSITIES

1	Seattle Pacific University	3307 3rd Ave W, Seattle, WA
2	University Of WA	

POST OFFICES

1	United States Post Office	1329 N 47th St, Seattle, WA 98103
2	USPS Public	Nickerson St, Seattle,

EXHIBIT "A"
Legal Description

Lots 20 and 21, Block 8, Sunset Heights Addition, according to the plat thereof recorded in Volume 5 of Plats, Page 37, records of King County, Washington.



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ALTA Commitment (06/17/2006)



4212 Phinney Ave N Improvements

1987 - Apt 1 – new laminate counters & vinyl flooring

1988 – Apt 2 – new laminate counters & vinyl flooring

New roof, flashing & vent covers

1989-90 – Apt 4 – new laminate counters, vinyl flooring & new tile surround for tub

1990 – Apt 3 – bathroom remodel

1991 – Apt 6 – new laminate counters & bath tile

1994 – New roof on garage

New coating on both roofs

1995 -Window sill repointing

1996 – west/north elevations repointed

1997 -Apt 5 – new bath tile & new sink

Apt 1 – new bath tile

Upgraded electrical in basement, new cable & disconnect fuse box

1998 -Apt 5 – new laminate counters & vinyl flooring

2002 -Apt 2 – new vinyl

2003 -Apt 2 – new toilet

2004 -New west façade windows Marvin wood core, clad

4212 Phinney Ave N Improvements

2005 - Apt 5 – new toilet

2012 - Roof recoated

New vinyl siding on rear

New common area carpet

Apt 3 & 4 – new toilets

2014 - New GFI outlets (no grounds) in all units

Apt 2 – new toilet

2015 - Apt 6 – new windows, new toilet, new laminate & vinyl

Apt 1 – new laminate counters

2016 - Apt 3 – new bathroom floor & kitchen