## **Commercial Brokers Association**

COMMERCIAL BROKERS ASSOCIATION

## 20700 44th Avenue West, #550, Lynnwood, WA 98036 | 425-820-3348

## **Lois Lane Apartments**

Listing #: 10772020 | Status: Sold | Last Modified: 01/19/2022 For Sale | ListDate: 02/28/2018

## 2608 S Lane St, Seattle, WA 98144



Agent Information				
Showing Instructions:	Call broker			
Owner Information				
Legal Owner:				
True Owner:				

Proper	ty Information
Location	
Mkt Area:	CBA S. Seattle
Alt Address:	
Zoning:	LR1
Cross Street:	
Building Information	
Total Building SF:	4,379 SF
Net Rentable Area:	4,379 SF
Res SF:	4,379 SF
Tax ID #:	1250200715
Sprinklers:	No
Security System:	No
# of Buildings:	1
# of Floors:	2
# of Units:	7
Acres:	0.10 Acres
Lot SF:	4,356 SF
A/C:	No
Property Type	
Property Type:	Multi-Family
Sub Use:	Low-Rise
Construction	
Construction Type:	WOOD
Year Built:	1910
Year Renovated:	2018
Building Status:	Existing
Parking Information	
Total Parking:	0
Covered:	0
Uncovered:	0
Parking Ratio:	
Commission	
Commission:	2%
SOC Exclusions:	No

Listing Inforn	nation
Price	
Listing Price:	\$2,300,000
Rentable \$/SF:	\$525.23
Price Per SF Lot:	\$528.0
Days On Market:	33
Listing Status:	Sol
Sold Price:	\$2,300,00
Sold Price \$/SF:	\$525.23 Per S
Closing Date:	04/02/201
Asset Class:	Multi-Famil
Investment Information	
Investment Type:	Unknow
Investment Prop:	Ye
1031 Exchange:	Ν
Gross Income:	\$159,246.0
Vacancy Rate:	4.699
Operating Expenses:	\$41,616.0
Net Operating Income:	\$110,164.0
Cap Rate:	4.7
Price Per Unit:	\$328,57
Terms:	

Unit Description	#	Avg. SF	Avg. Rent/Mo.	Rent/SF
Studio	2	362		\$0.00
1 Bed/1 Bath	2	735		\$0.00
2 Bed/1 Bath	3	728		\$0.00

Public Comments: CALL FOR OFFERS: Wednesday, March 21 View Lois Lane website Investment Highlights: - Turnkey asset - Future rent upside and appreciation - Ease of access to Eastside - 3 minute drive to future Judkins Park light rail station

Member Listing Comments: CALL FOR OFFERS: Wednesday, March 21 View Lois Lane website. Investment Highlights: - Turnkey asset - Future rent upside and appreciation - Ease of access to Eastside - 3 minute drive to future Judkins Park light rail station.

**Property Comments Public:** 



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3/8/2023

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