



INVESTMENT OPPORTUNITY
BARTON BUILDING
3305 NE 125TH STREET, SEATTLE, WA

4 Units Total, Including 2 Residential Units

Value-Add Investment Opportunity

*Free-Standing, Mixed-Use Building with
High Visibility in Lake City*

Perfect Investment for an Owner/User



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Building Overview

BARTON BUILDING 3305 NE 125TH STREET, SEATTLE, WA



The **Barton Building** has been well maintained over the years and has a flexible layout. Four commercial tenants occupied the building at one point.

Currently, there are two residential units, one 2 bedroom and 1 studio apartment and two further commercial units. The leases are short term in nature allowing for an upside for an investor or opportunity for an owner/user.



SALE PRICE \$1,195,000

CAP RATE 6.0%

YEAR BUILT 1946

TOTAL SIZE 3,044 SF

LAND AREA 4,400 SF

ZONING NC2P-55 (M)

FRONTAGE NE 125th Street

PARCEL (APN) 882290-0005



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Location Overview

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Located in Lake City, the northern suburb of Seattle, just two blocks off of the main arterial, Lake City Way NE.



Lake City, a vibrant submarket in Greater Seattle, showcases significant demographic growth and rising housing demand. It features efficient transit options and is close to major employment centers with diverse employers. Rich in amenities like parks, eateries, and shops, it hosts various events, drawing locals and tourists alike.



Less than a mile ride to the Burke-Gilman Trail



10 minutes to the University of Washington



17 minutes to downtown Seattle

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Financial Overview

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Building Summary

Two Residential Units	
Two Bedroom - 3305	979
Studio - 3307	357
Retail Space (Massage) - 3309	700
Warehouse	1,150
Storage	650
Total Building Squarefootage	3,836
Total Land Squarefootage	4,400

Current Income & Expense

Gross Rents	\$88,140
Vacancy	\$4,407
Operating Expenses	\$11,736
Net Operating Income	\$71,997
Annual Debt Service	\$66,315
Cash Flow	\$5,682

Value

List Price	\$1,195,000
Price per SF	\$312
Current Cap Rate	6.02%
Proforma Cap Rate	6.87%

Pro Forma Income & Expense

Gross Rents	\$98,820
Vacancy	\$4,941
Operating Expenses	\$11,736
Net Operating Income	\$82,143
Annual Debt Service	\$66,315
Cash Flow	\$15,828

Loan Terms

Loan Amount	\$789,000
Down Payment (37%)	\$406,000
Interest Rate	6.90%
Annual Debt Service	\$66,315
Amort	25 yr

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Operations

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RENT ROLL

Unit Number	Monthly Rent
3305 - 2 Bdrm Unit	\$1,900
3307 - Studio Apartment	\$1,395
3309 - Bomie Massage	\$1,750
3309 A - Lower Level Warehouse	\$2,300
Total Monthly Rent	\$7,345
Total Annual Rent	\$88,140

Income & Expense	Current	ProForma
Gross Potential Rent	\$88,140	\$98,820
Less Vacancy (5%)	\$4,407	\$4,941
Net Rental Income	\$83,733	\$93,879
Real Estate Taxes	\$5,402	\$5,402
Insurance	\$4,214	\$4,214
Utilites	\$2,120	\$2,120
Total Expenses	\$11,736	\$11,736
Net Operating Income (NOI)	\$71,997	\$82,143

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Floor Plans

BARTON BUILDING 3305 NE 125TH STREET, SEATTLE, WA

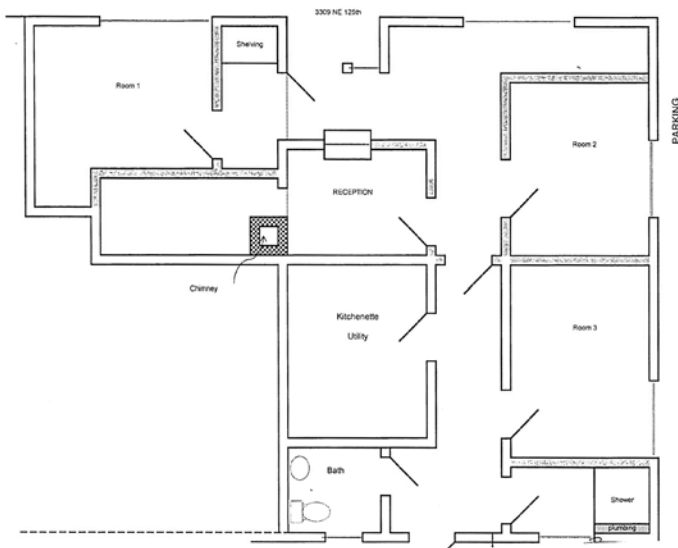
SUITE 3305



SUITE 3307



SUITE 3309



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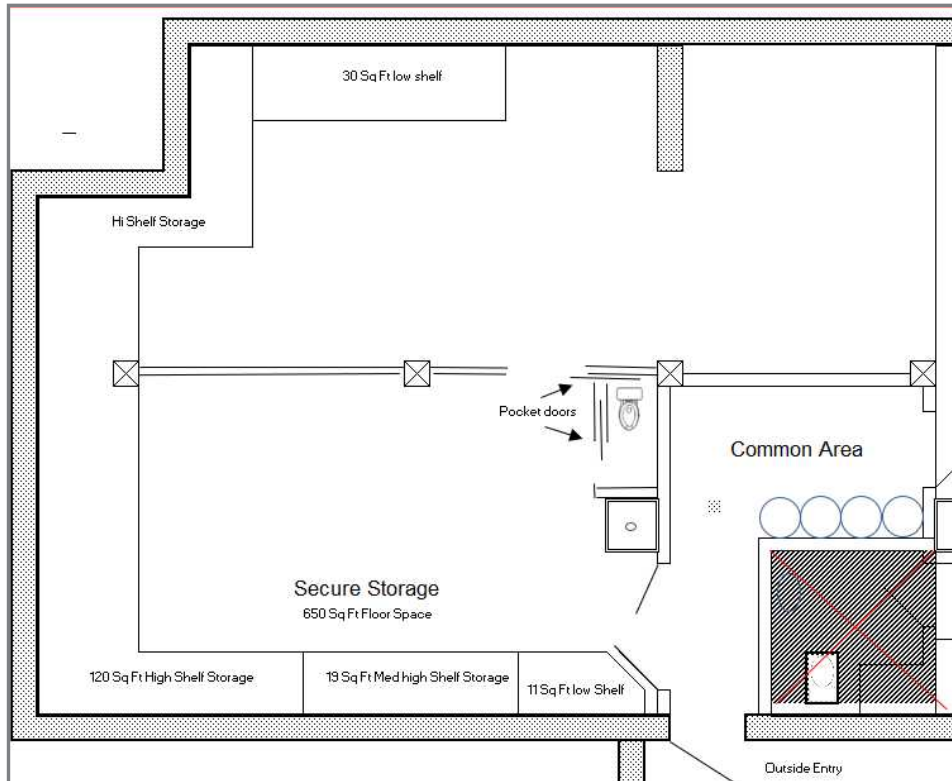
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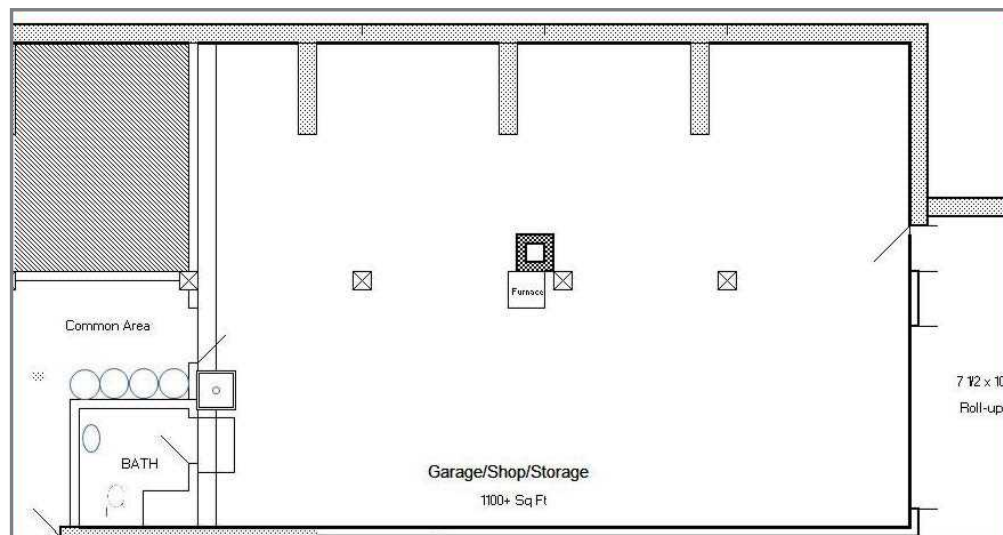
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BARTON BUILDING 3305 NE 125TH STREET, SEATTLE, WA

BACK BASEMENT



FRONT BASEMENT



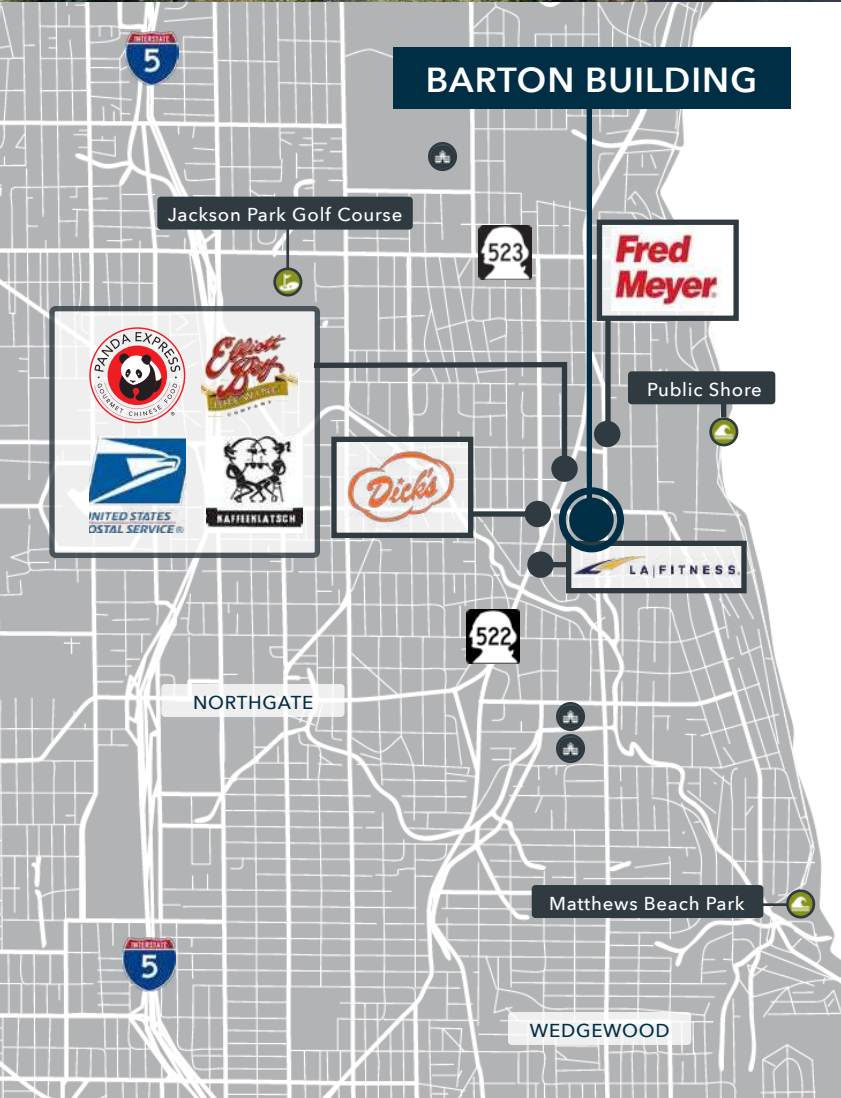
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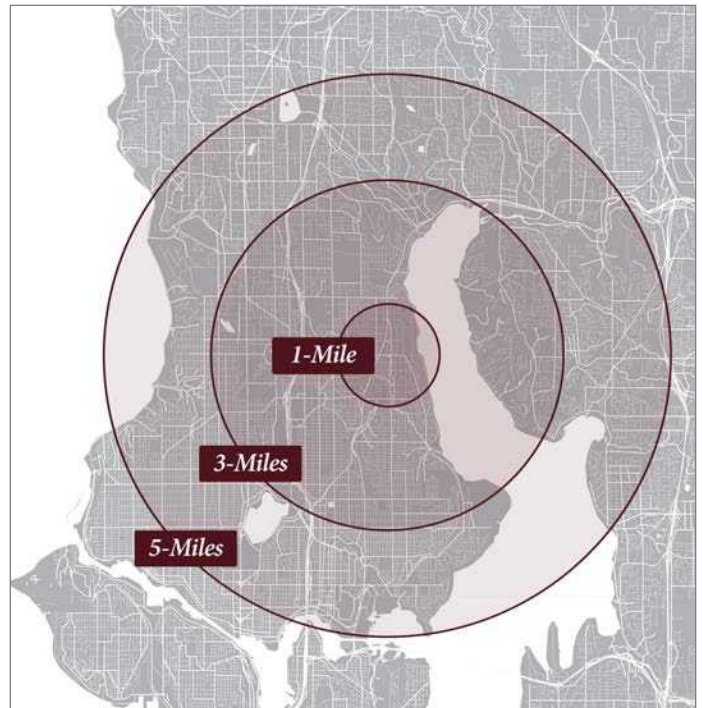
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Demographics

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DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
POPULATION			
2023	22,733	140,956	412,951
2028 Projected	22,854	140,252	414,967
HOUSEHOLDS			
2023	9,935	60,344	173,161
MEDIAN HOUSEHOLD INCOME			
2023	\$85,240	\$105,695	\$107,767



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