

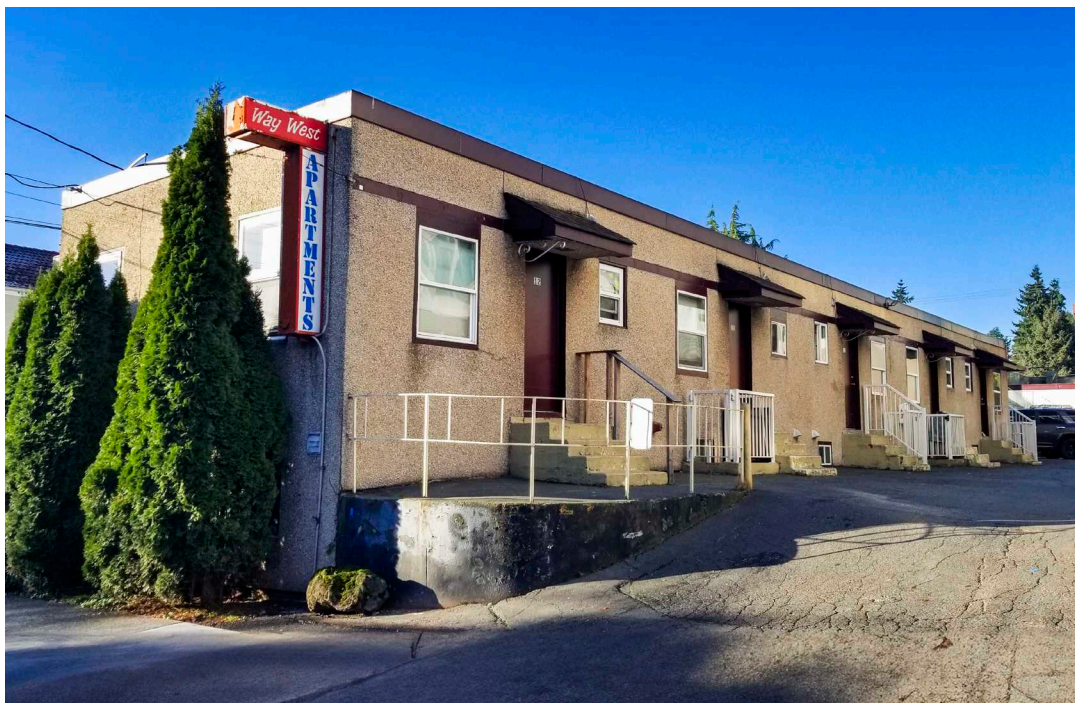
FOR SALE

WAY WEST APARTMENTS

\$3,486,000

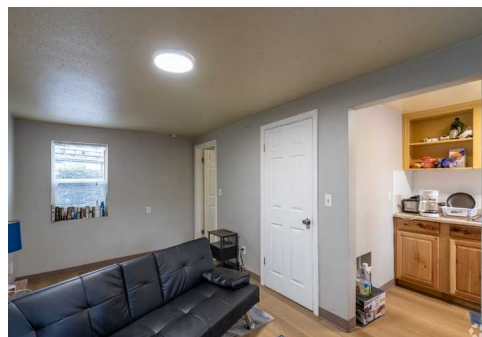
Seattle, Washington

8.0 Cap Rate!



SUPER CASH FLOW UNTIL FUTURE DEVELOPMENT!

Location:	8600 Aurora Ave. N., Seattle, WA 98103	
Year Built:	1952 Renovations in 2014; New Roof in 2019	
Building Size:	10,934 SF	Construction: 1 & 2-Story Frame
Lot Area:	19,933 SF	Tax ID: 099300-1685
Zoning:	NC3P-75 (M)	Parking Stalls: 22
Layout:	Studios: 8	268 SF (Avg.)
	One Bedroom: 13	333 SF (Avg.)
	Two Bedroom: 1	480 SF
	Commercial: 2	1,224 SF
	TOTAL:	24
Gross Income:	\$403,613 (2023)	\$373,895 (2022)
Net Income:	\$279,856 (2023)	\$260,643 (2022)

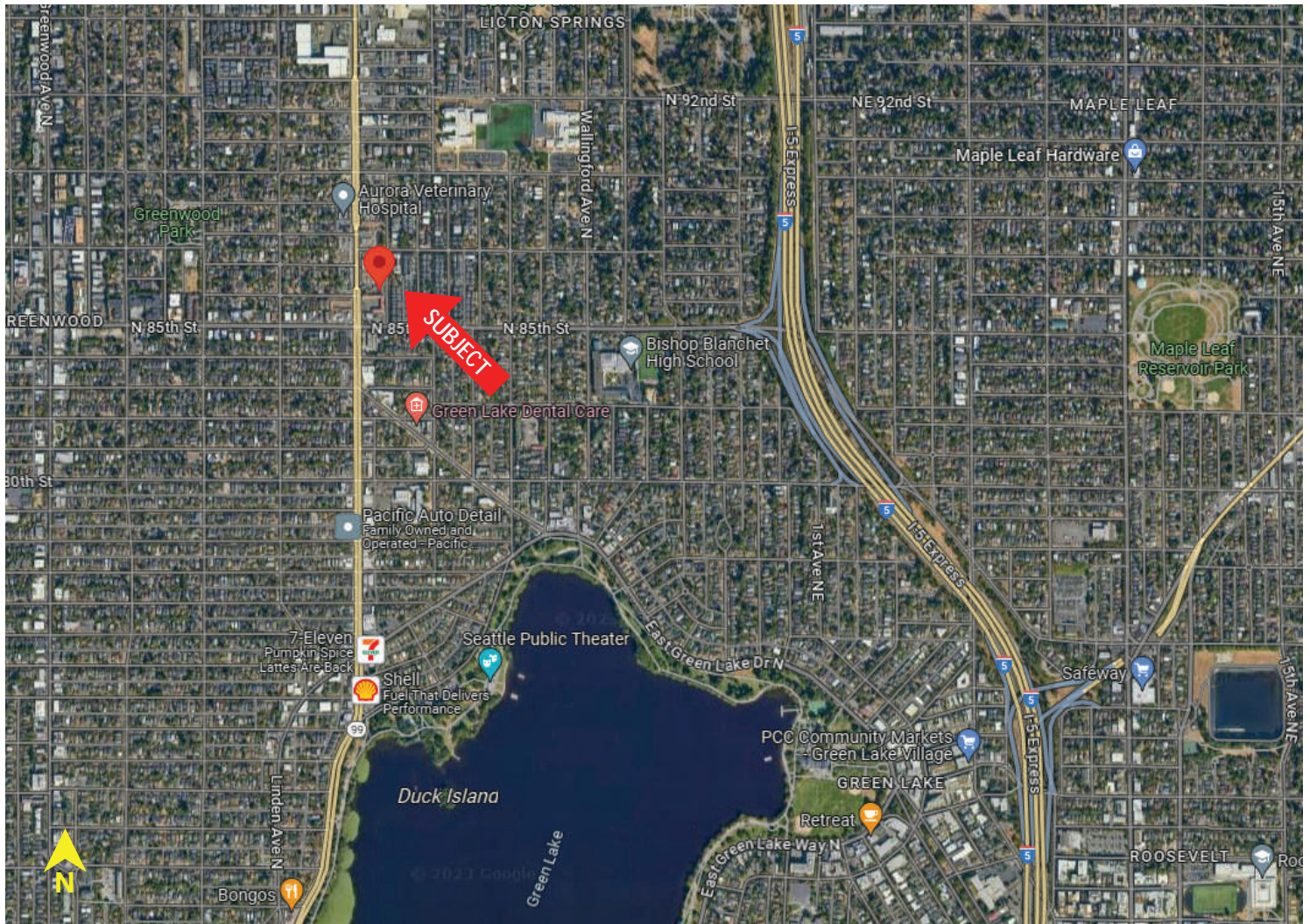


Mark Peizer

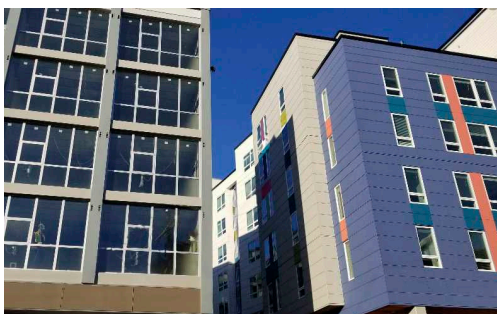
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Way West Apartments
*Close Proximity to Desirable
Northgate & Green Lake*

Strategically located in the Aurora-Licton Springs Residential Urban Village area of North Seattle, the Way West Apartments offers a high cash flow asset now until future development. The Subject enjoys convenient access to Downtown Seattle via both Interstate-5 and Highway 99 (Aurora Ave. N.) and is in close proximity to the desirable Green Lake and Northgate neighborhoods. The aggressive zoning allows mixed-use structures of multifamily, or hospitality over office or retail with street to street development up to 109,631 SF and a generous 75' maximum height limit. Rare 8.0 Cap Rate based on actual income.



CONVENIENT ACCESS TO DOWNTOWN SEATTLE VIA I-5 & HIGHWAY 99



MODERN ADJACENT APARTMENTS



GREEN LAKE



TRAVELODGE MOTEL