



OWNER-USER OPPORTUNITY

7344 35TH AVE SW

SEATTLE, WA

OFFERING
MEMORANDUM

NAI Puget Sound
Properties



Investment Summary

NAI Puget Sound Properties is pleased to offer for sale the Northwest Montessori School Building, located at 7344 35th Ave SW, Seattle, WA.

The Northwest Montessori School is ideally located off 35th Ave SW in West Seattle. The property is surrounded by a mix of national retailers, mom and pop shops, multi-family apartment complexes and is in close proximity to the vibrant West Seattle Junction.

The subject property is comprised of a 2,260 square foot two-story building, situated on a 4,800 square foot lot zoned NC2P-55. The NC2P-55 zoning allows for a wide array of permitted uses including day-care, medical office, professional office, retail services and mixed-use commercial uses. NW Montessori School is in the process of vacating the property, making this a great opportunity for an owner-user buyer to purchase the building.

7350 35th Ave SW offers a business owner or investor the opportunity to purchase a commercial building in a prime West Seattle location. Additionally, the 4,800 SF lot may present a future redevelopment opportunity for an investor.

The subject property is being offered for sale at \$875,000.

Highlights

- Owner-User Retail/Specialty Building
- Fantastic West Seattle Location
- Seller Financing Available
- Total Building Size: 2,260SF
- Lot Size: 4,800 SF
- Zoning: NC2P-55 (M)
- Sale Price: \$875,000



ADDRESS 7344 35th Ave SW,
Seattle Washington

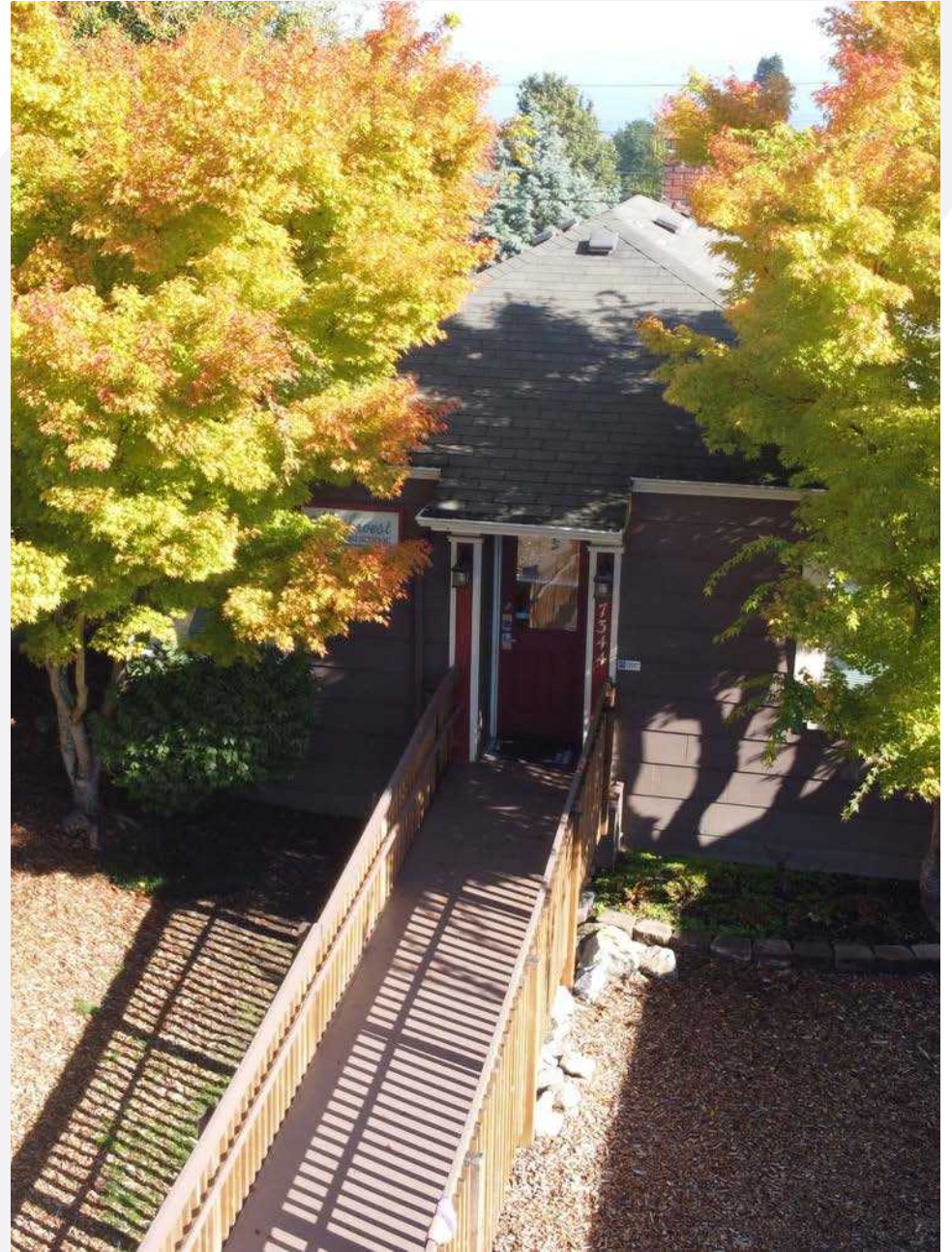
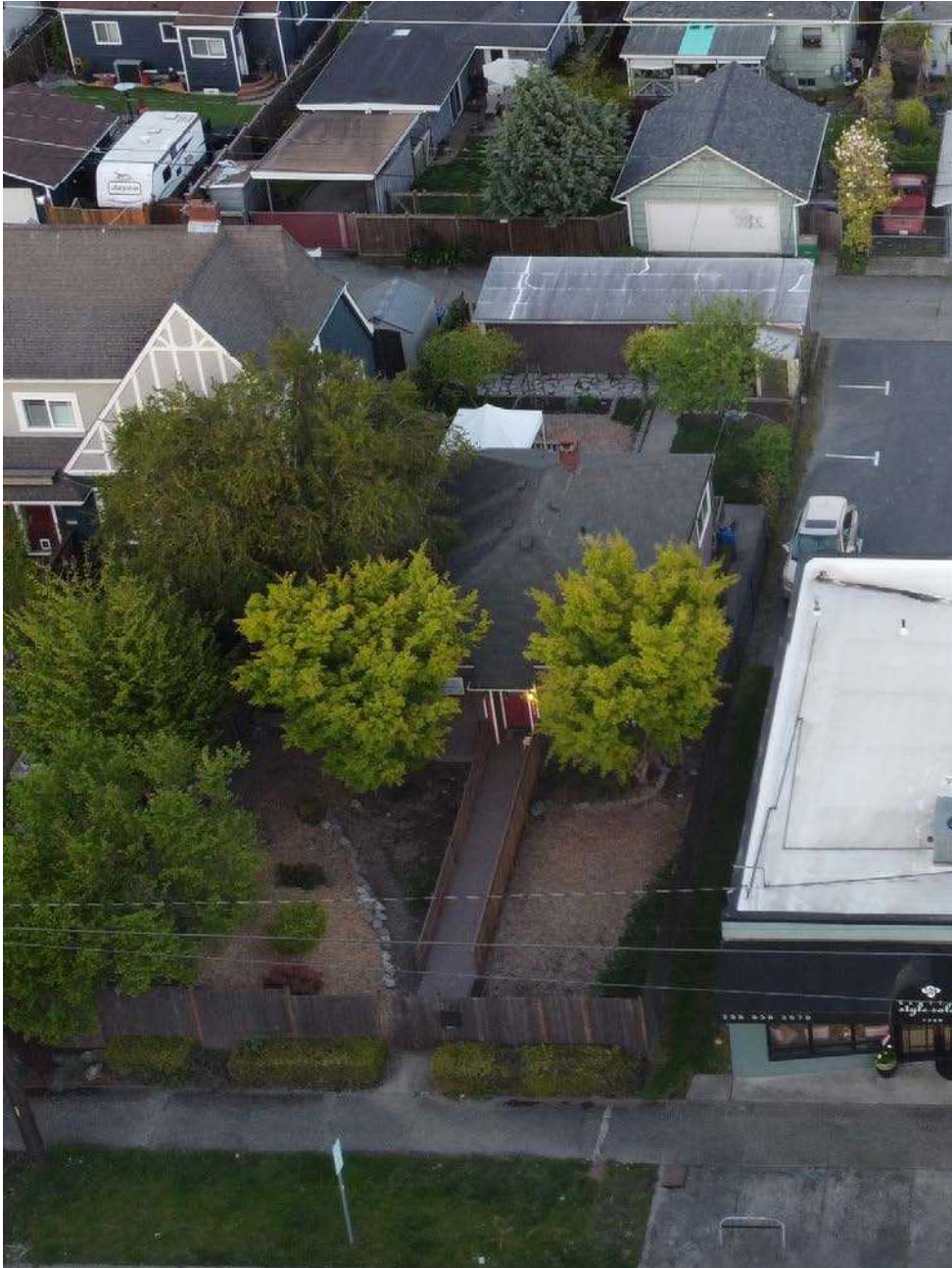
PROPERTY PRICE \$875,000

PRICE PER SF (BLDG) \$409






















PRICE PER SF (LAND) \$192

SALE TYPE Owner-User

YEAR BUILT 1938 / 1980



Market Overview

1 Mile Radius	 436 Total Businesses	 3,623 Total Employees	25,698 Population  11,006 Households	 Median Age \$111,373 Median Household Income	 \$111,373 Median Household Income	 \$66,916 Per Capita Income	 \$222,334 Median Net Worth
3 Mile Radius	 3,949 Total Businesses	 49,233 Total Employees	109,383 Population  46,986 Households	 Median Age \$111,689 Median Household Income	 \$111,689 Median Household Income	 \$67,001 Per Capita Income	 \$210,101 Median Net Worth
5 Mile Radius	 9,291 Total Businesses	 128,019 Total Employees	242,810 Population  99,457 Households	 Median Age \$103,681 Median Household Income	 \$103,681 Median Household Income	 \$59,529 Per Capita Income	 \$170,627 Median Net Worth

Exclusively marketed by:

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