



FOR SALE

Millwork Supply Building

2225 1ST AVENUE S, SEATTLE, WA



PRICE REDUCED TO \$2,500,000

**Kidder
Mathews**

MANAGED
BY

UrbanVisions
SUSTAINABLE REAL ESTATE

EXCLUSIVELY
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JIM KIDDER, SIOR
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Millwork Supply Building

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SODO OPPORTUNITY ZONE REDEVELOPMENT OPPORTUNITY

The building is located in the heart of SoDo on 1st Avenue South, 2 blocks South of Safeco Field. Easy walking distance to transportation, amenities, Starbucks, Stadiums, Pioneer Square and International District. The property is zoned UI U/85 and provides a wide array of potential uses. The property is an Open Timber Frame Construction the has a very eclectic vibe. Potential for an outstanding open loft concept use such as a gallery, brewery or a distillery.

SODO is perhaps the most rapidly gentrifying area in the Region. And a new arena for future NBA and NHL teams is in planning stages just two blocks away. Numerous new businesses have opened in the SODO area over the past 5 - 10 years capitalizing on the close-in location; much improved freeway access and upgraded zoning. SODO, once Seattle's primary industrial area, is now an area of showrooms, breweries, art galleries, artists' lofts, and wide variety of new retail uses.

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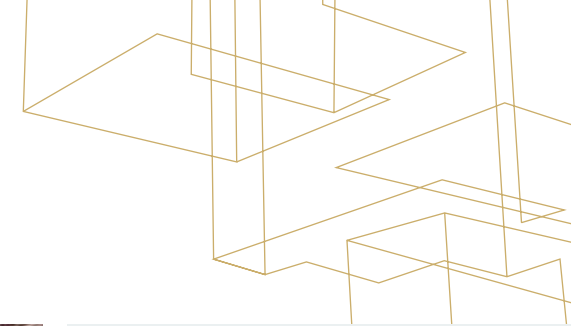
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Sale price: \$3,750,000-
\$2,500,000

Property is located in an Opportunity Zone providing potential significant tax benefits

35,000 SF building

17,781 SF of land

Built in 1900

Adjoining property use:
North: Manufacturing
South: Warehouse
East: Retail / office
West: Parking garage

UI U/85 zoning

Utilities include City of Seattle (Water and Sewer), Puget Sound Energy (natural gas) and Seattle City Light (electricity)

Exposed brick and timber construction



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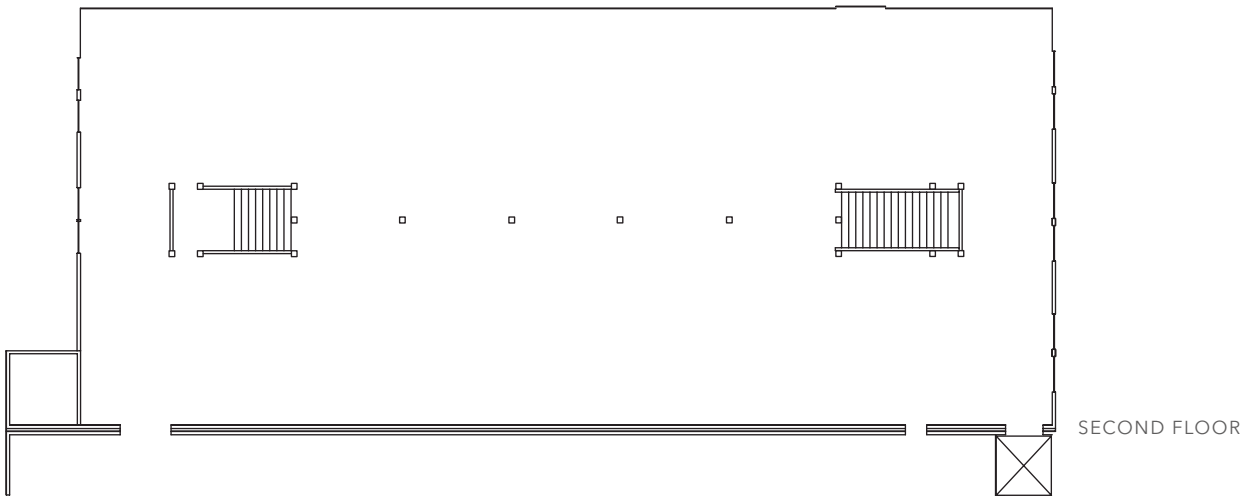
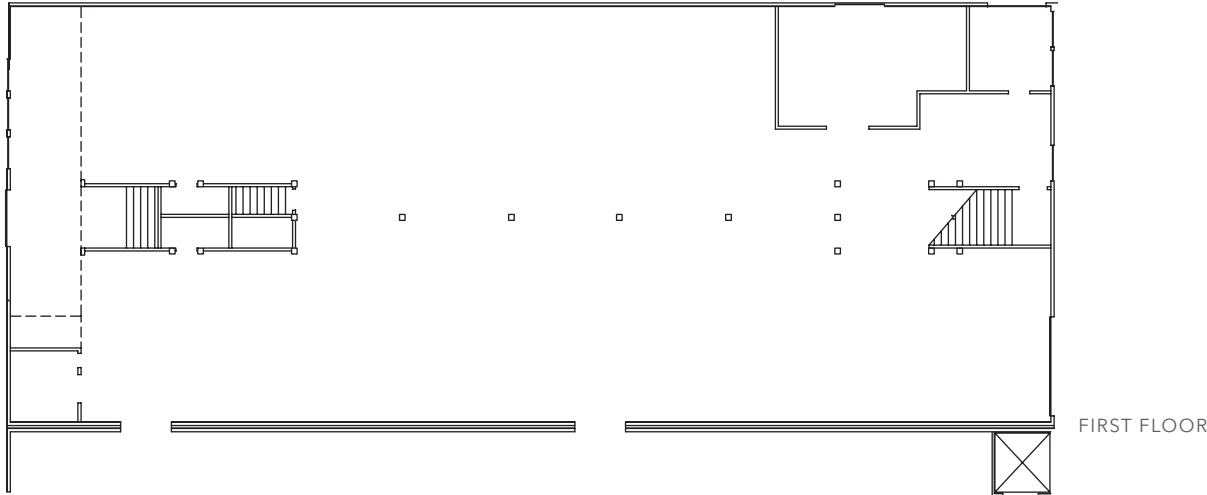
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North Building Floor Plans



UI U/85

ZONING

17,781

LAND SF

35,000

SF BUILDING

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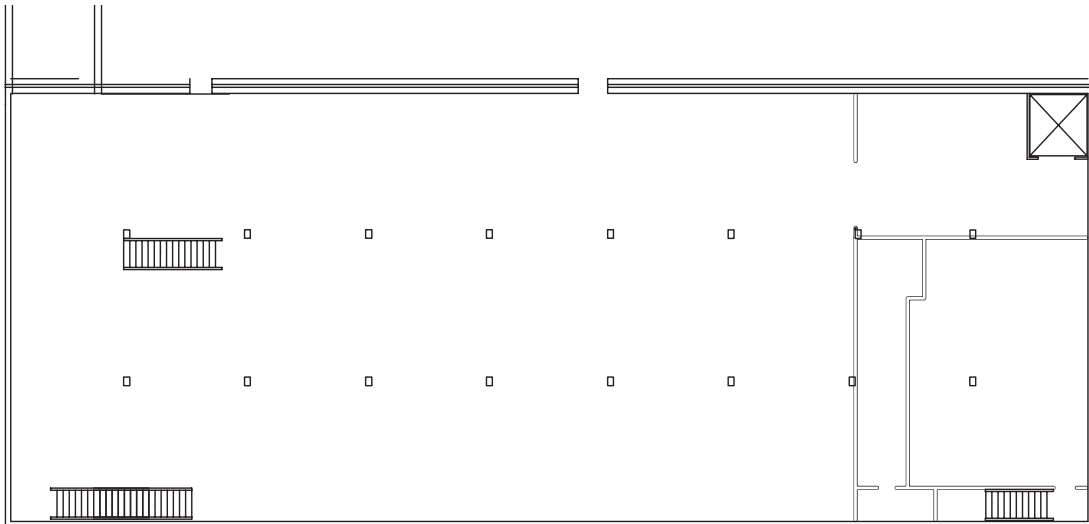


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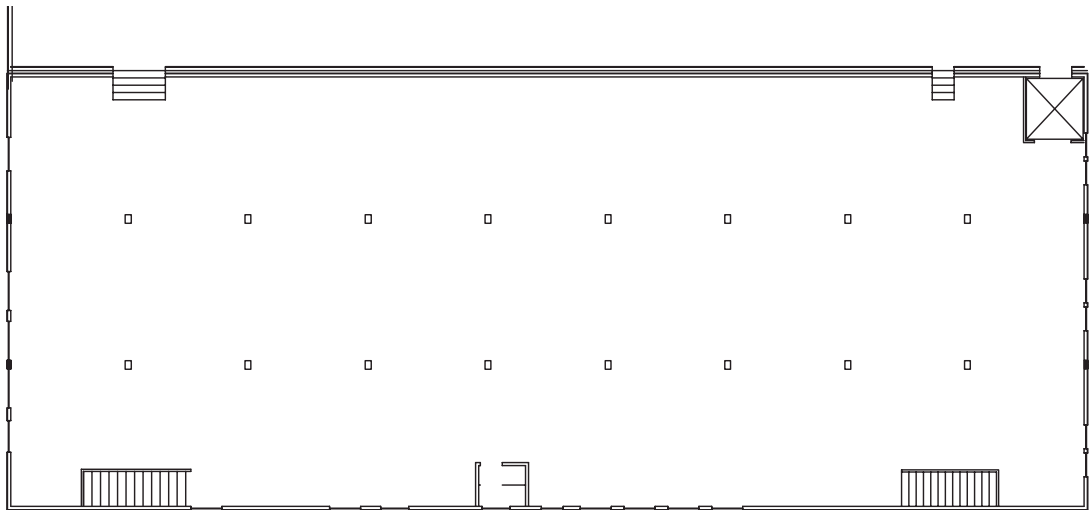
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South Building Floor Plans



FIRST FLOOR



SECOND FLOOR

UI U/85

ZONING

17,781

LAND SF

35,000

SF BUILDING

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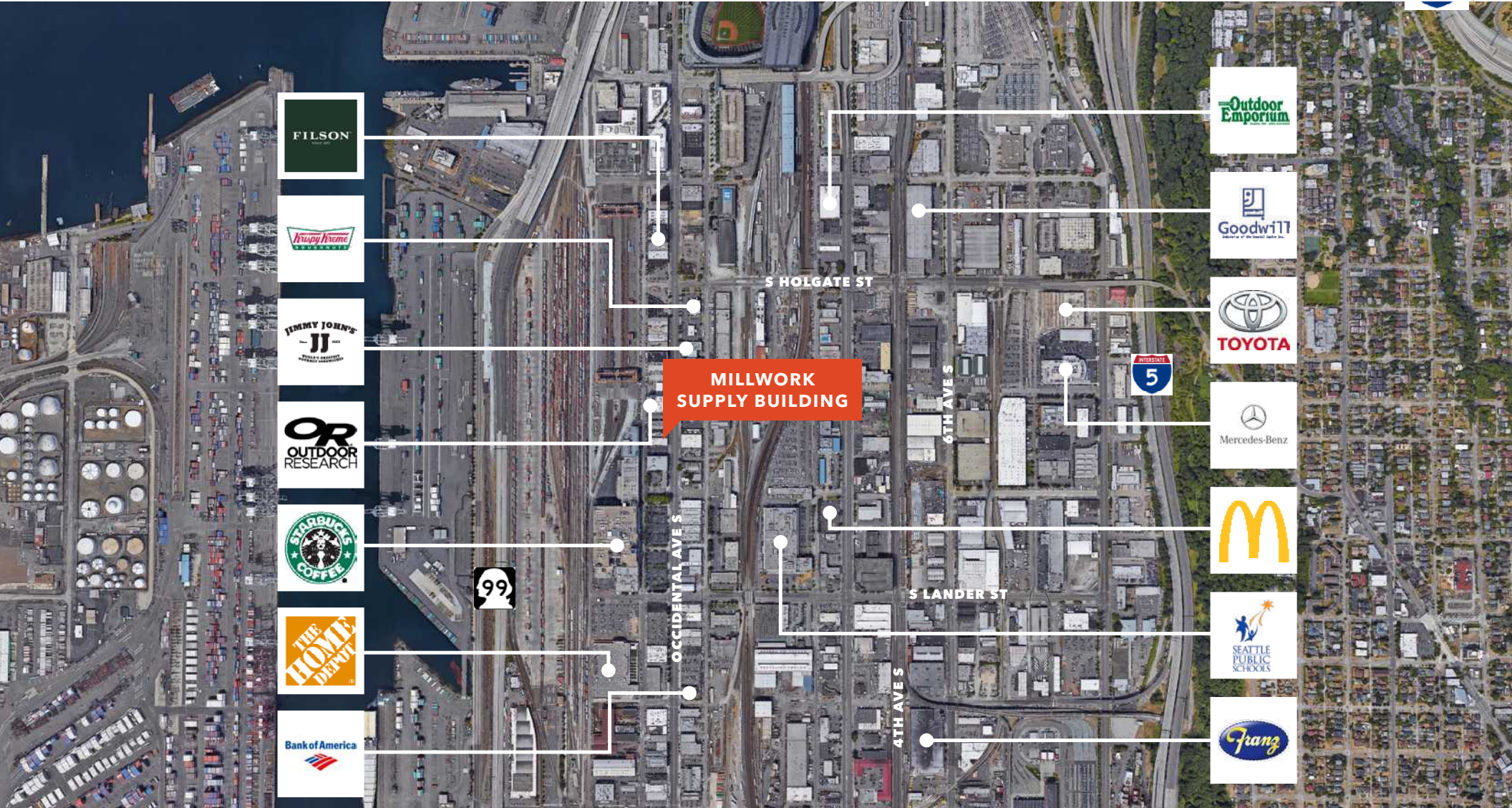
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