

FOR SALE

COMMERCIAL BUILDING - PRIME DEVELOPMENT SITE
West Seattle, Washington



FABULOUS PUGET SOUND & OLYMPIC MOUNTAIN VIEWS

Location: 5435-5437 California Ave. S.W., Seattle, WA 98136
Lot Area: 8,994 SF (approx. 60' x 150') Tax ID: 762570-1310
Building Size: 2,927 SF (Street: 600 SF; Middle: 700 SF; Rear: 1,627 SF)
Year Built: 1957 (originally a medical clinic w/ multiple remodels)
Zoning: NC2-40 (M) (Neighborhood Commercial w/ Max Height of 40')
Parking: Alley Access Off-Street Parking + Free Street Parking
Layout: Street Suite: Vacant (Former Canna Culture Shop)
Middle Suite: Leased - Filigree (Perfumery)
Rear Suite: Vacant (Former Cubix Cannabis Processor)
Sales Price: \$2,650,000 (\$295/SF based on land cost)



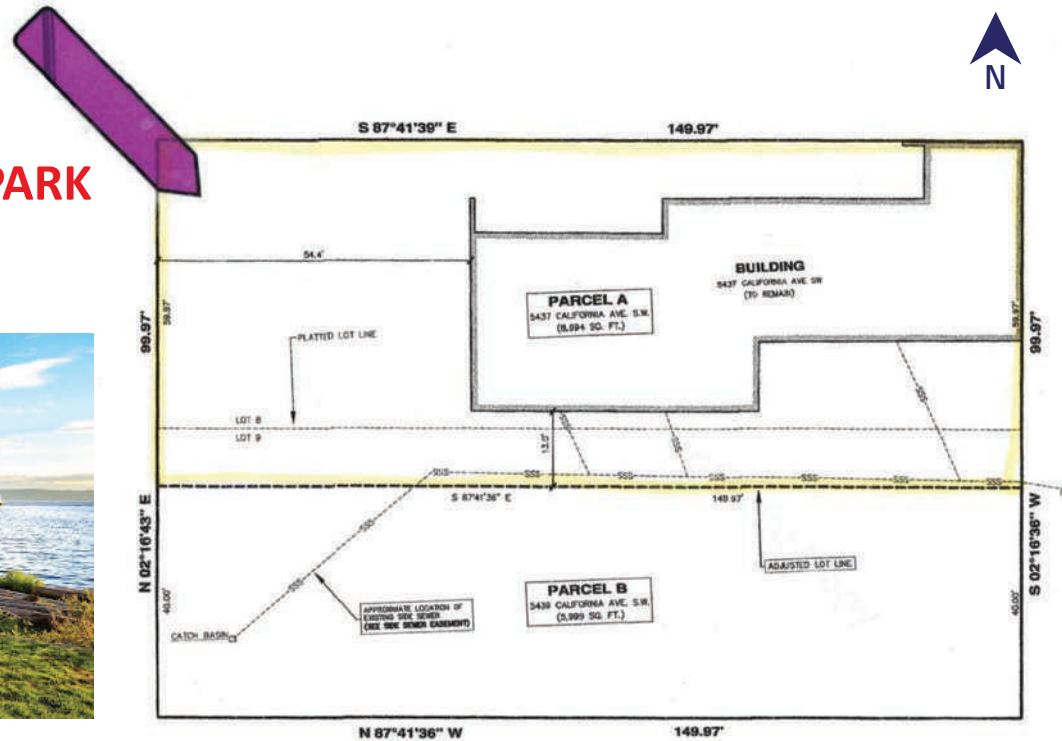
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*First Time Available
in 70 Years!*

One of the few remaining development sites strategically located between the Fauntleroy and Alaska Junctions. The Buyer/Investor can lease out the remaining space until future development. With a 40' maximum height, there are fabulous Puget Sound and Olympic Mountain views. Originally built as a medical center for a physician's clinic, dental office and pharmacy, recent Tenants have included cannabis processors, 502 cannabis retailer, massage therapists, real estate office and a current perfumery.



**SHORT DRIVE TO
FAUNTLEROY
FERRY DOCK/LINCOLN PARK
AND ALKI BEACH**



AGENT HAS OWNERSHIP INTEREST IN PROPERTY