

COMMERCIAL OPPORTUNITY

# NORTH SEATTLE BUILDING

12517 15th Ave NE, Seattle, WA 98125

B  
D

BRAD DAVIS



Marketplace

Sotheby's  
INTERNATIONAL REALTY



## ABOUT THE BUILDING

Looking for a great location to kickstart your automotive, light industrial business, or brewery? You found it! Check out this incredible cinderblock building with a unique barrel roof design. It's all about the space here: tall ceilings and a wide-open warehouse area without a single support column in sight—perfect for any light industrial work or whatever you've got in your imagination! Plus, there's a cozy break area and restroom for your team, a handy loft for extra storage, and plenty of parking. The best of them all is a remodeled office/waiting room with a bathroom that your clients will love every time they visit! (buyer to Verify)

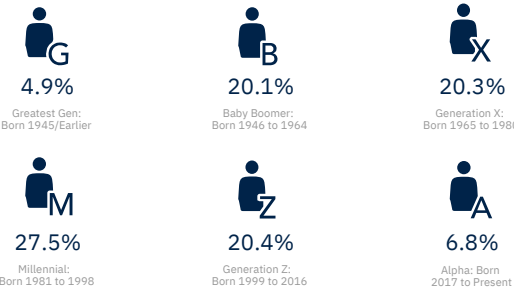
- Secured parking
- Currently as an automotive repair shop
- Phase I and Phase II Environmental studies have been done recently



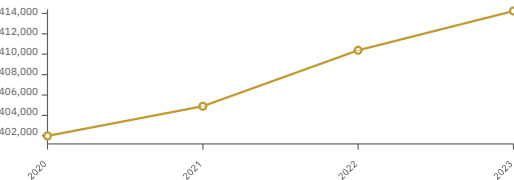
## Area Demographics

414,238	173,653	2.34
Population	Households	Avg Size Household
39.8	\$113,117	\$790,642
Median Age	Median Household Income	Median Home Value
159	59	63
Wealth Index	Housing Affordability	Diversity Index

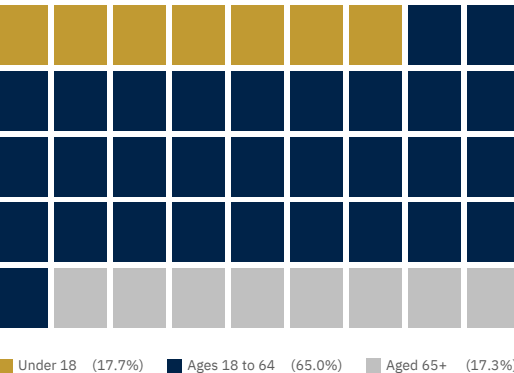
### POPULATION BY GENERATION



### HISTORICAL TRENDS: POPULATION

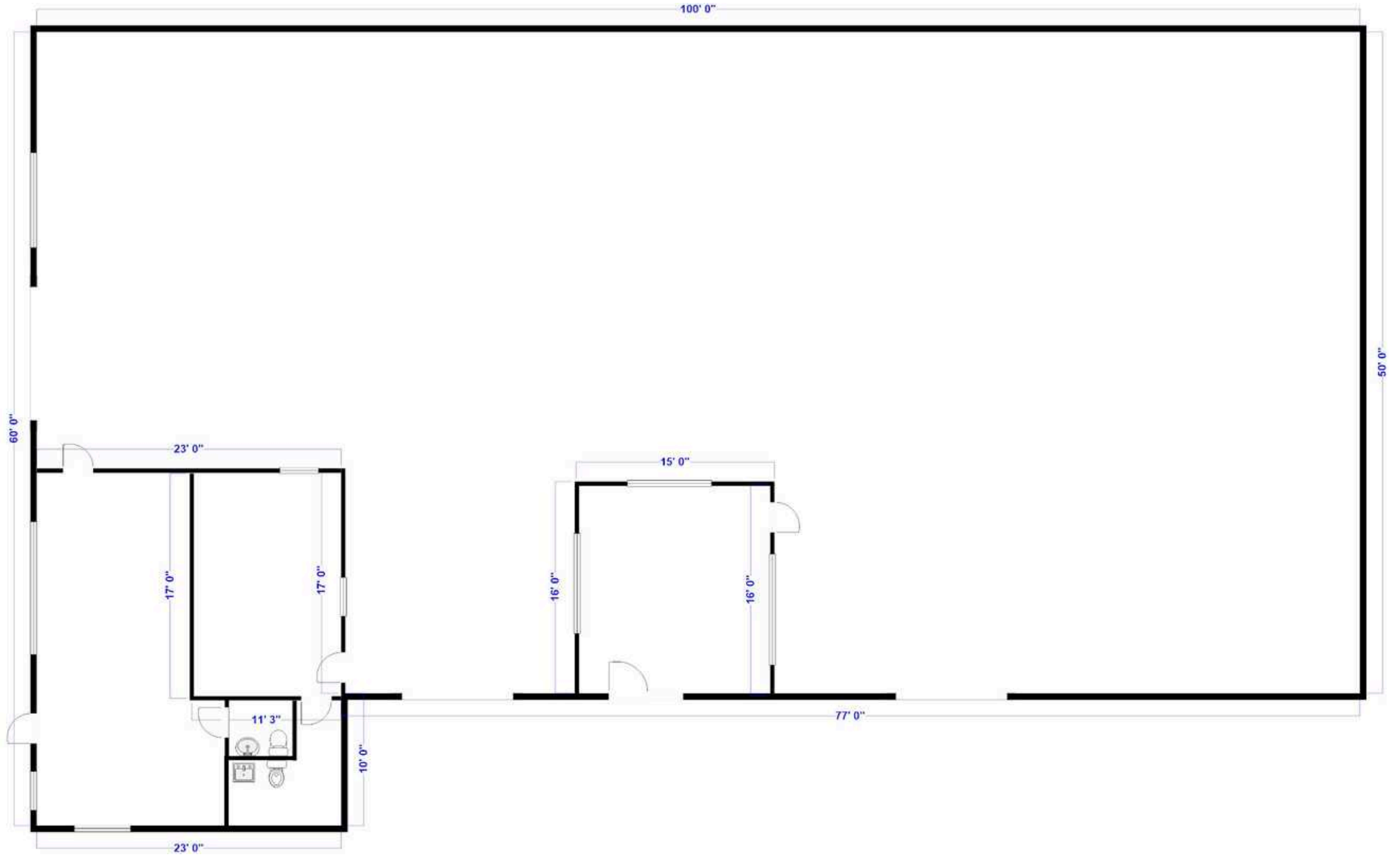


### POPULATION BY AGE

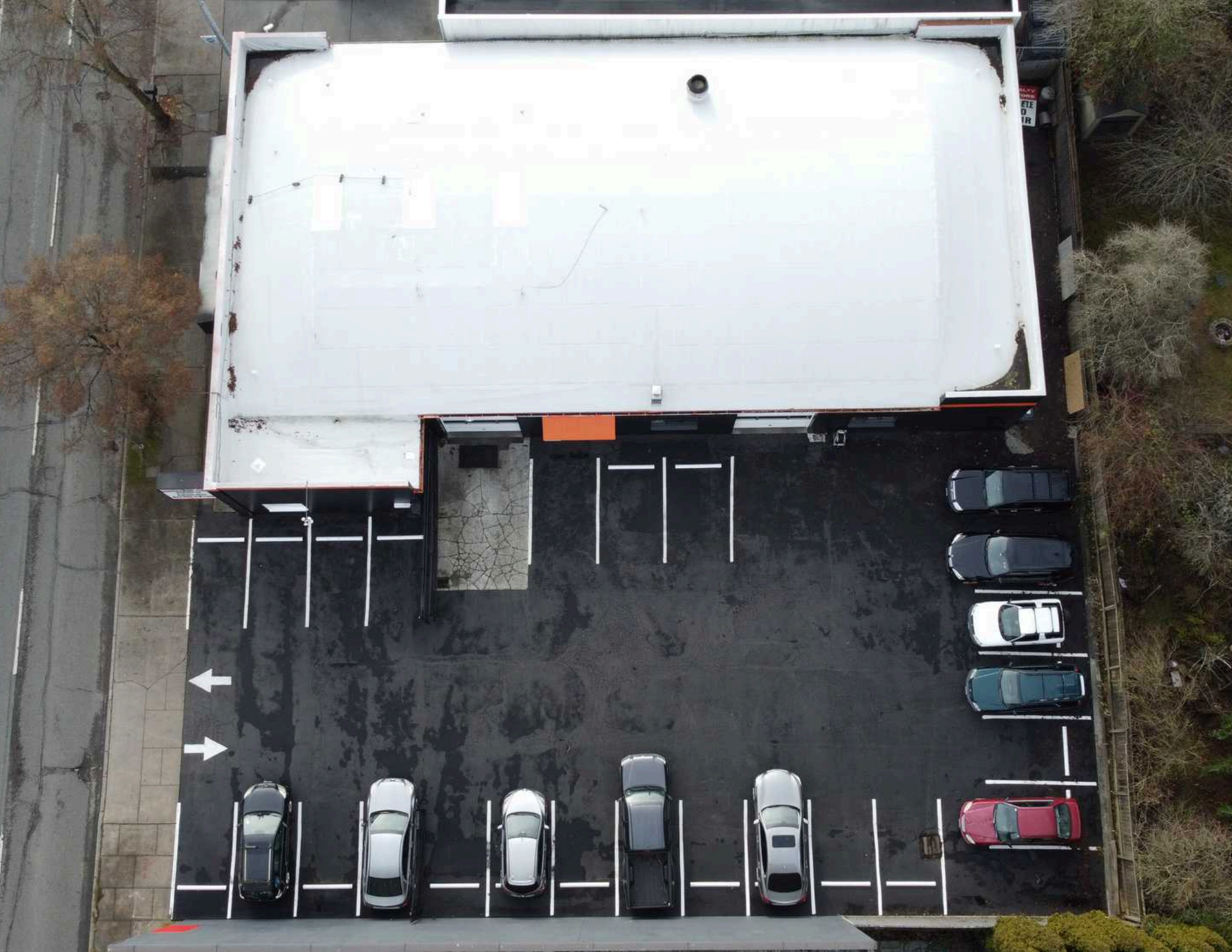


## Building Highlights

ADDRESS	12517 15th Ave NE, Seattle, WA 98125
PRICE	\$2,649,000.00
BUILDING SIZE	5200
PRICE PER SF	\$509.42/SF
COUNTY	King
PROPERTY TAX	\$14,974.88 (2024)
APN#	6414100350
STYLE	Office Building
# OF BUILDINGS	1
#OF FLOORS	1
LOT SIZE	12,989 SF   0.2982 Acres
EFFECTIVE YEAR BUILT	1947
CONSTRUCTION	Masonry
ROOF	Barrel Roof
HEATING & COOLING	Space
DESIGNATED PARKING	25 spots
STREET PARKING	Not Available
TRAFFIC COUNT	29,916
POPULATION	414,238 (5 Mile Radius)
HOUSEHOLD INCOME	\$113,117 (5 Mile Radius)











*Contact us.  
Discover what's next.*

**Bradford Davis**  
REAL ESTATE BROKER

360.440.8832

[brad.davis@marketplacesir.com](mailto:brad.davis@marketplacesir.com)



© 2023 Sotheby's International Realty. All Rights Reserved. The Sotheby's International Realty trademark is licensed and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. The Sotheby's International Realty network fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. All offerings are subject to errors, omissions, changes including price or withdrawal without notice. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.