

5950 BUILDING

OWNER/USER OR INVESTMENT OFFERING

5950 6TH AVENUE SOUTH | SEATTLE, WA

MULTI-TENANT 2-STORY OFFICE BUILDING IN THE HEART OF GEORGETOWN



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All square footage references are approximate. The information contained herein is from sources deemed reliable. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters.

BUILDING OVERVIEW

Nestled conveniently blocks away from I-5, 1st Avenue South bridge and the South Michigan Street corridor, the 5950 Building is situated within the heart of Georgetown. Just blocks away from the Seattle Design Center, restaurants and numerous business services.

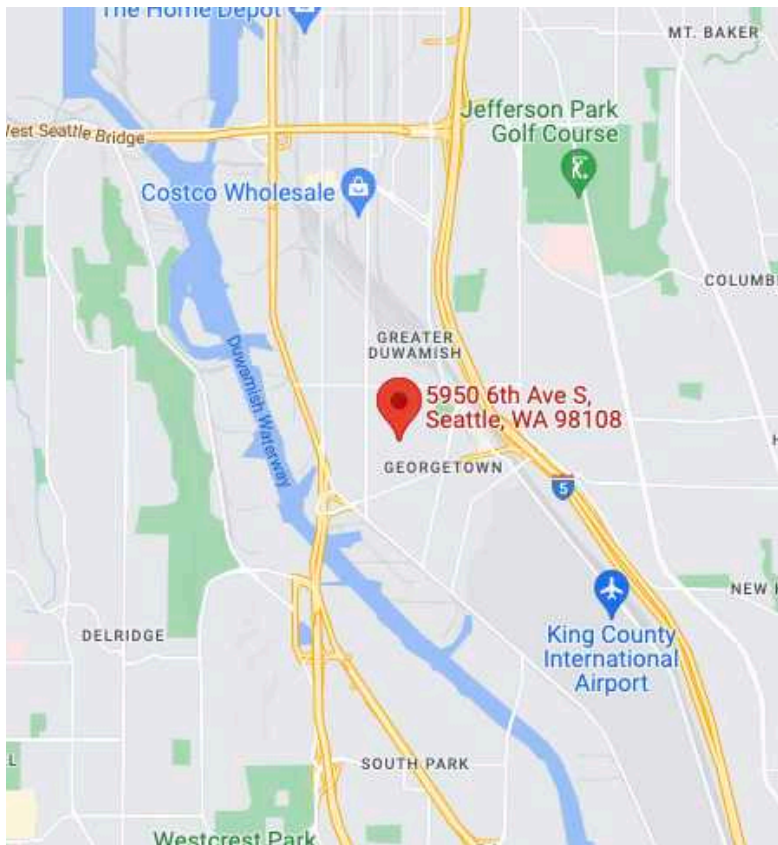
This multi-tenant, two story office building has tremendous owner/user potential or is potential investment or land bank play.



BUILDING BASICS

Site Address:	5950 6th Ave S, Seattle
Ownership:	5950 Building, LLC
Tax Parcel:	2024049068
Building Rentable SF:	23,327 SF
Year Built:	1967
Total Land Size:	0.85 Acres (37,000 Square Feet)*
Zoning:	MML U/85

*Per King County Records



BUILDING HIGHLIGHTS

SITE SIZE

23,327 RSF building on 0.85 Acres

CASH FLOW

Monthly Net cash flow around \$15,000
Gross Cash Flow per month around \$32,457

OCCUPANCY

77.13% occupied with owner/user potential. Owner/user could potentially occupy 3,211 RSF ground floor vacancy and/or a 1,639 RSF 2nd Floor vacancy.

ACCESS

Blocks away from I-5, South Michigan Street corridor and 1st Avenue South Bridge.

UTILITIES

All major public utilities are available to the property, including water and sewer, electricity and high speed cable internet service.

SITE IMPROVEMENTS

The site is improved with structures, asphalt paved parking, and park-like landscaping with multiple points of egress/ingress. Constructed in 1967.

HVAC

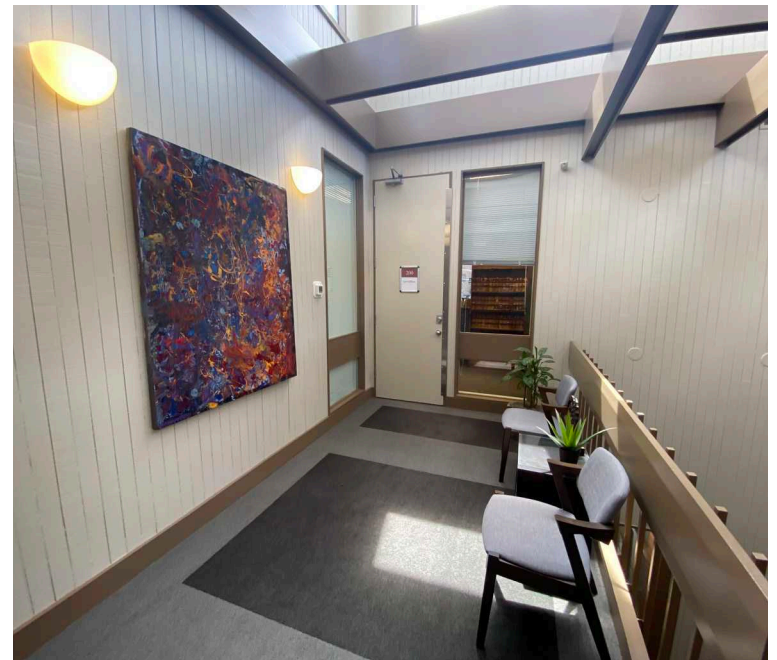
Building is served by multiple HVAC units which run off electricity.

ZONING

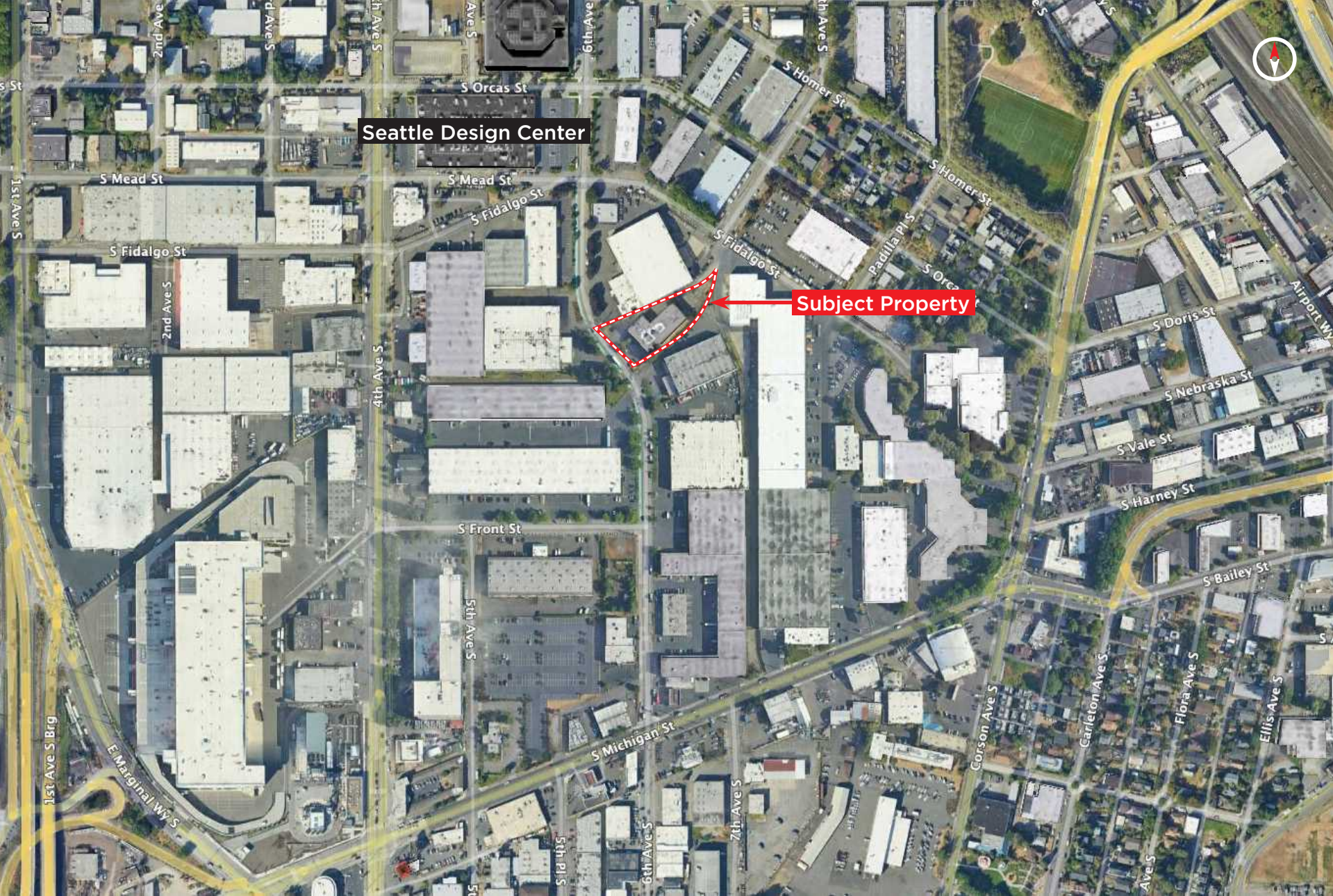
The subject property is zoned MML U/85

SALE PRICE

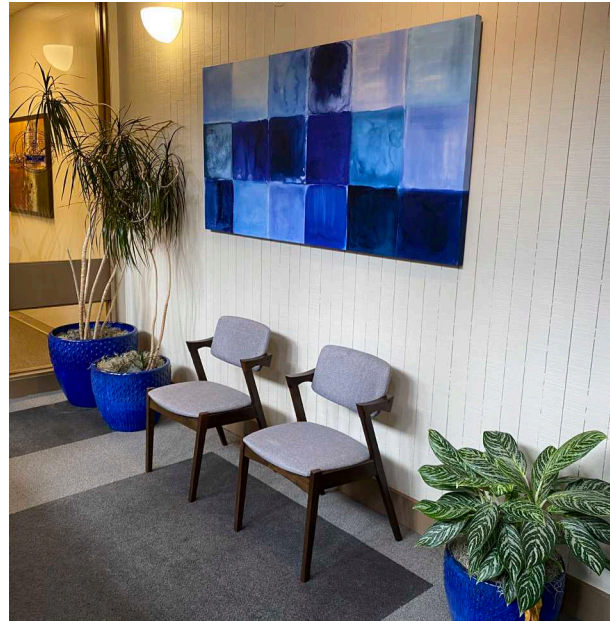
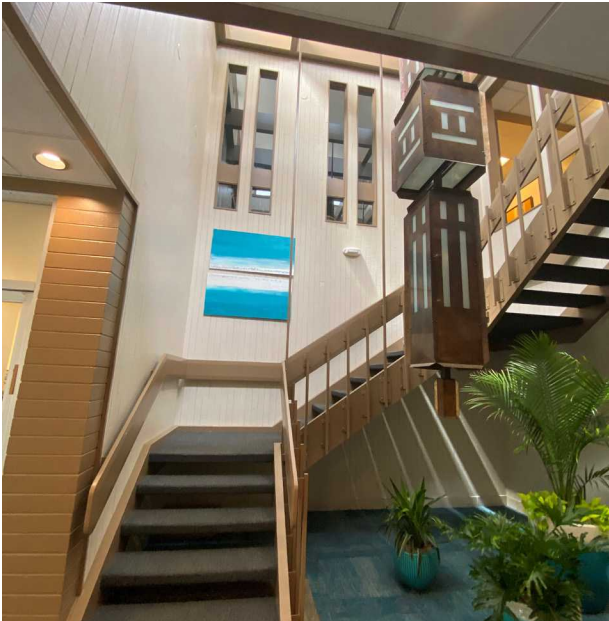
\$6,200,000



AERIAL PHOTO

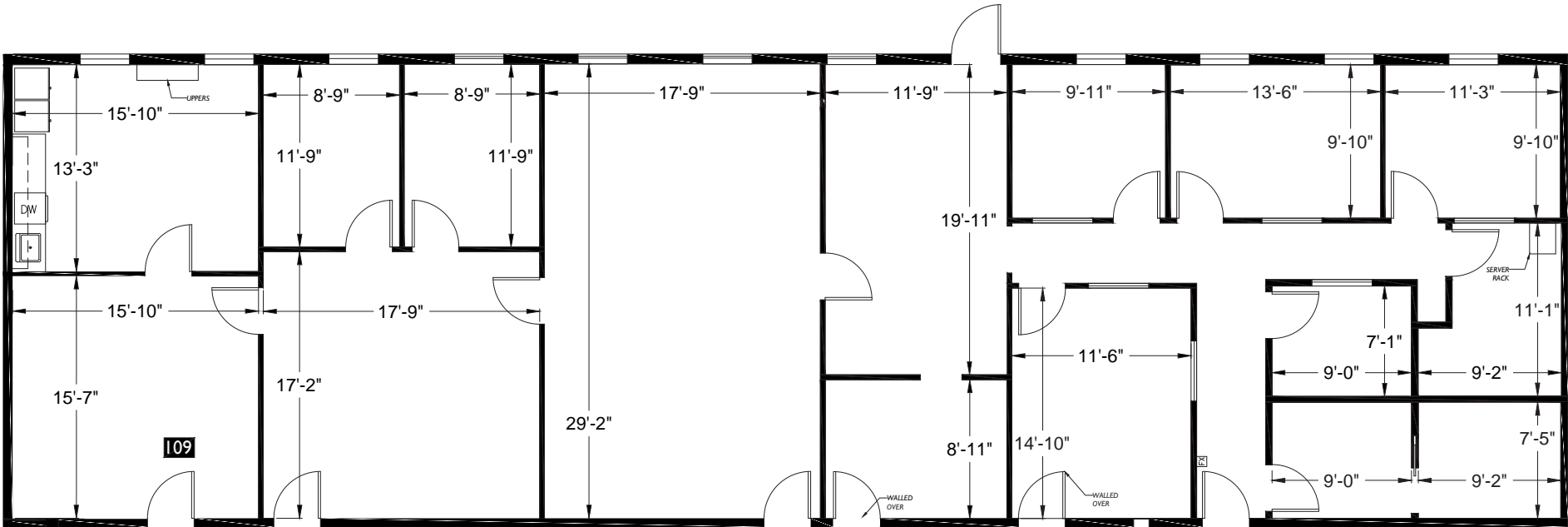


PROPERTY PHOTOS



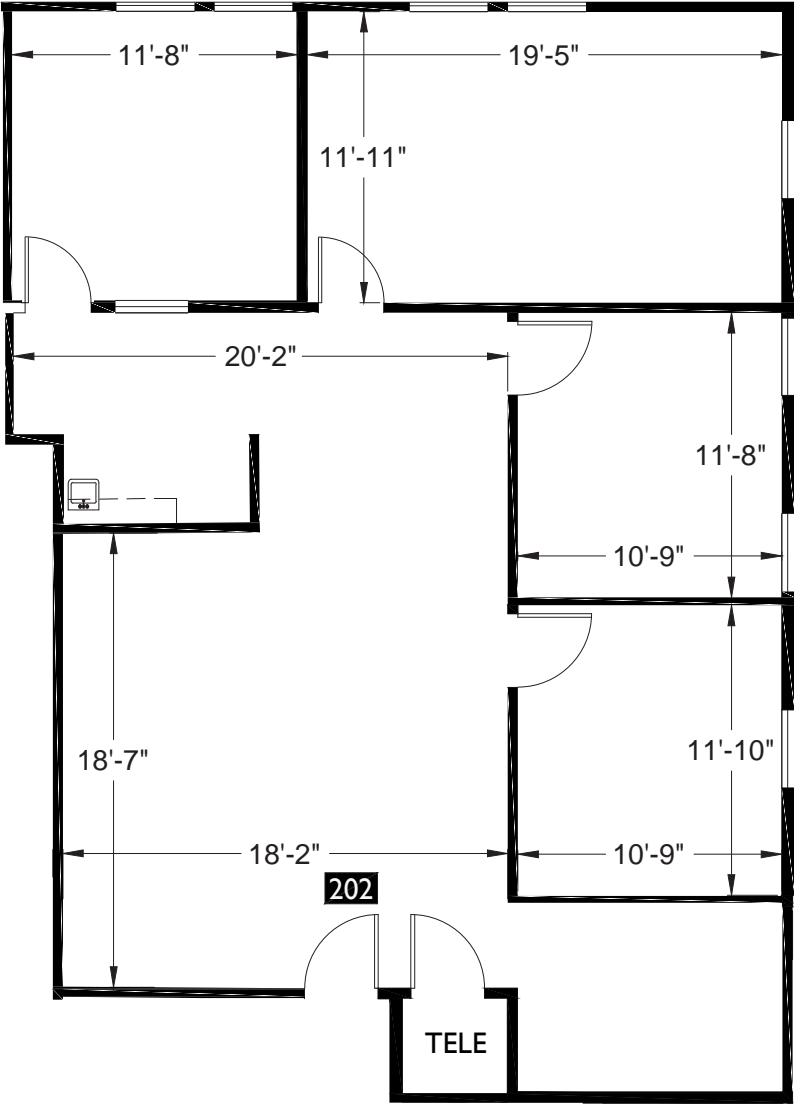
CURRENT VACANCIES

SUITE 109 - 3,211 RSF



CURRENT VACANCIES

SUITE 202 - 1,639 RSF



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