

West Seattle Commercial Condo For Sale  
3,182 SF 2-story office condo & parking lot with 11+ stalls



6075 California Ave SW, Units #1 & #3, Seattle, WA 98136 \$1,995,000



# Property Details

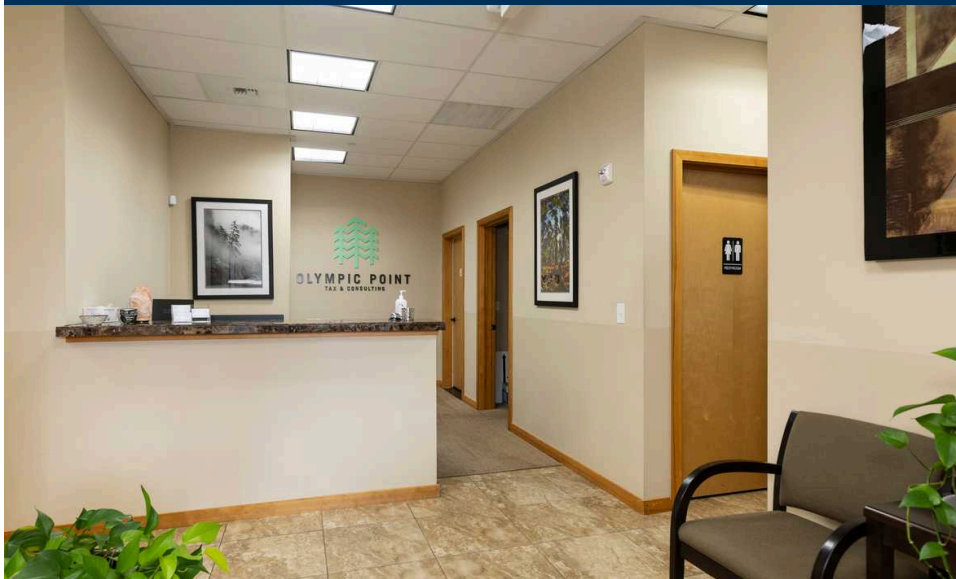
6075 California Ave SW Units #1 & #3

**Address:** 6075 California Ave SW #1 & #3  
**Parcel Numbers:** 780393-0010 (Unit #1)  
780393-0030 (Unit #3)  
**2024 Prop. Taxes:** \$13,405.69 (Unit #1)  
\$2,986.93 (Unit #3)  
**Unit #1:** 3,182 SF 2-story commercial condo  
**Unit #3:** 11+ stall parking lot  
**Lot Size:** 7,494 SF  
**Zoning:** NC2-40 (M)  
**Year Built:** 2012  
**Current Use:** Office  
**Monthly HOD's:** \$836 per month total for both units  
**Price:** \$1,995,000



Boutique 3-Unit building in an excellent location! Unit #1 consists of the entire 1st & 2nd floor and Unit #3 is an 11 stall parking lot. It's currently configured as a 2-story office commercial condo but it can easily be converted to live/work as the 2nd floor already has a kitchen and full bathroom with shower. Unit #1 features a mix of private offices, open work space, conference rooms, 3 private restrooms and tons of storage. Unit #3, which consists of 11 parking spaces, can be utilized as is, rented, redeveloped or even condominiumized and sold as individual stalls.

Property is leased thru 12/1/2024. Please don't disturb tenant.



# Lease Overview

Tenant: Accounting Firm  
Premises: 3,182 SF office condo & parking lot  
Lease Commencement: December 1, 2019  
Lease Termination Date: December 1, 2024  
Options to Extend: None  
Lease Type: NNN  
Annual Base Rent: \$89,032.20

Fully Sprinklered  
Air Conditioned  
Welcoming Reception Area  
9 Private Offices + Lots of Open Work Space  
Large Conference Room  
Kitchenette  
3 Private Restrooms & Shower  
Potential to convert to a Live/Work Unit  
Entire 1st & 2nd Floor with Tons of Visibility plus Parking Lot





# Aerial View





# Property Photos

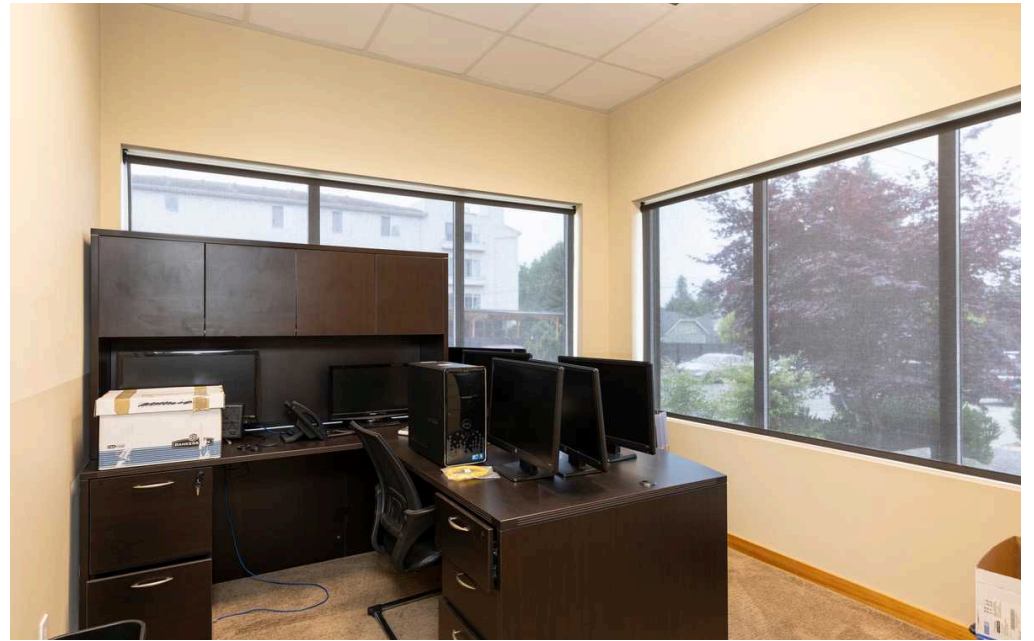
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# Property Photos

6075 California Ave SW Units #1 & #3







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