

Stand Alone Single Tenant NNN Leased Property for Sale

2715 W. Fort St, Seattle WA 98199

\$1,550,000.00



Executive Summary

2715 W. Fort St.

Excellent investment opportunity in Magnolia's industrial hub. This reinforced concrete tilt-up 3,799 SF building sits on a 4,193 SF corner lot zoned MML U/65.

The property features clear span warehouse space with 24 ft ceilings, floor drain, roll-up loading door, tap room, 2 restrooms, tons of storage, and a 2nd floor seating area for 30+ people that has a window overlooking the warehouse to view the brew masters at work below. The property also has outdoor seating and storage, parking, HVAC, and a 10-year Durolast roof warranty.

Currently leased to a single tenant, Dirty Couch Brewing, until 7/31/2026. Excellent owner-user property with interim income!



Property Details

2715 W. Fort St.

Address: 2715 W. Fort St. Seattle WA 98199
Parcel Number: 277060-6110
2024 Property Taxes: \$9,276.53
Lot Size: 4,193 Square Feet
Building Size: 3,799 Square Feet
Year Built: 1987 (Effective Yr Built: 2004)
Zoning: MML U/65
Stories: 2
Construction: Reinforced Concrete Tilt-Up
Roof: Durolast Flat Roof w/ warranty until 3/30/2034
Number of Tenants: One (Dirty Couch Brewing)
Price: \$1,550,000.00



Lease Summary

2715 W. Fort St.

Tenant: Dirty Couch Brewing
Lease Commencement Date: February 9, 2018
Lease Termination Date: July 31, 2026
Option to Extend: None
Lease Type: NNN
2024 NNN: \$4.02/SF/YR

Monthly Base Rent Schedule:

08/01/2024 - 07/31/2025 \$6,065.10 + NNN
08/01/2025 - 07/31/2026 \$6,247.06 + NNN



Property Photos

2715 W. Fort St



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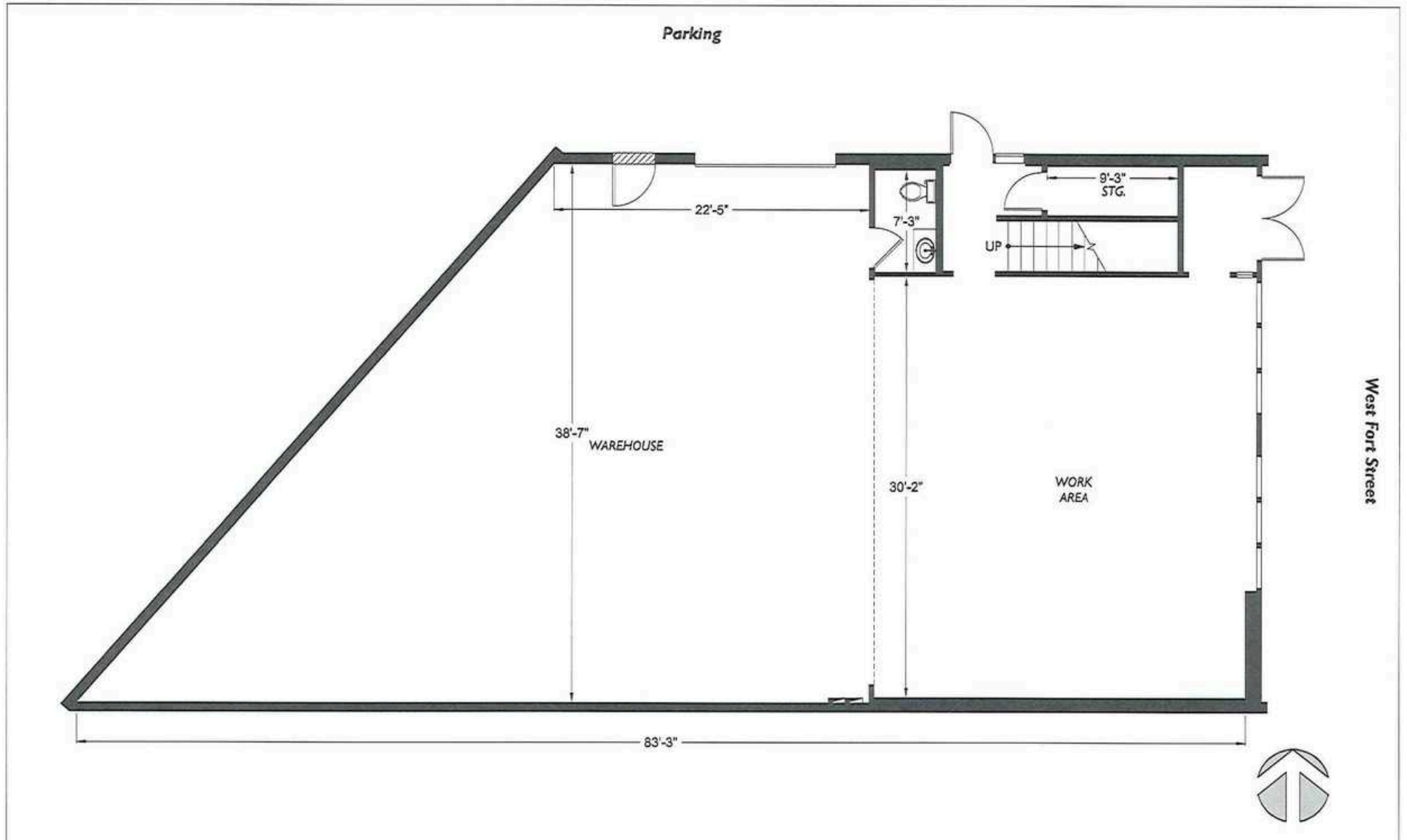
Property Photos

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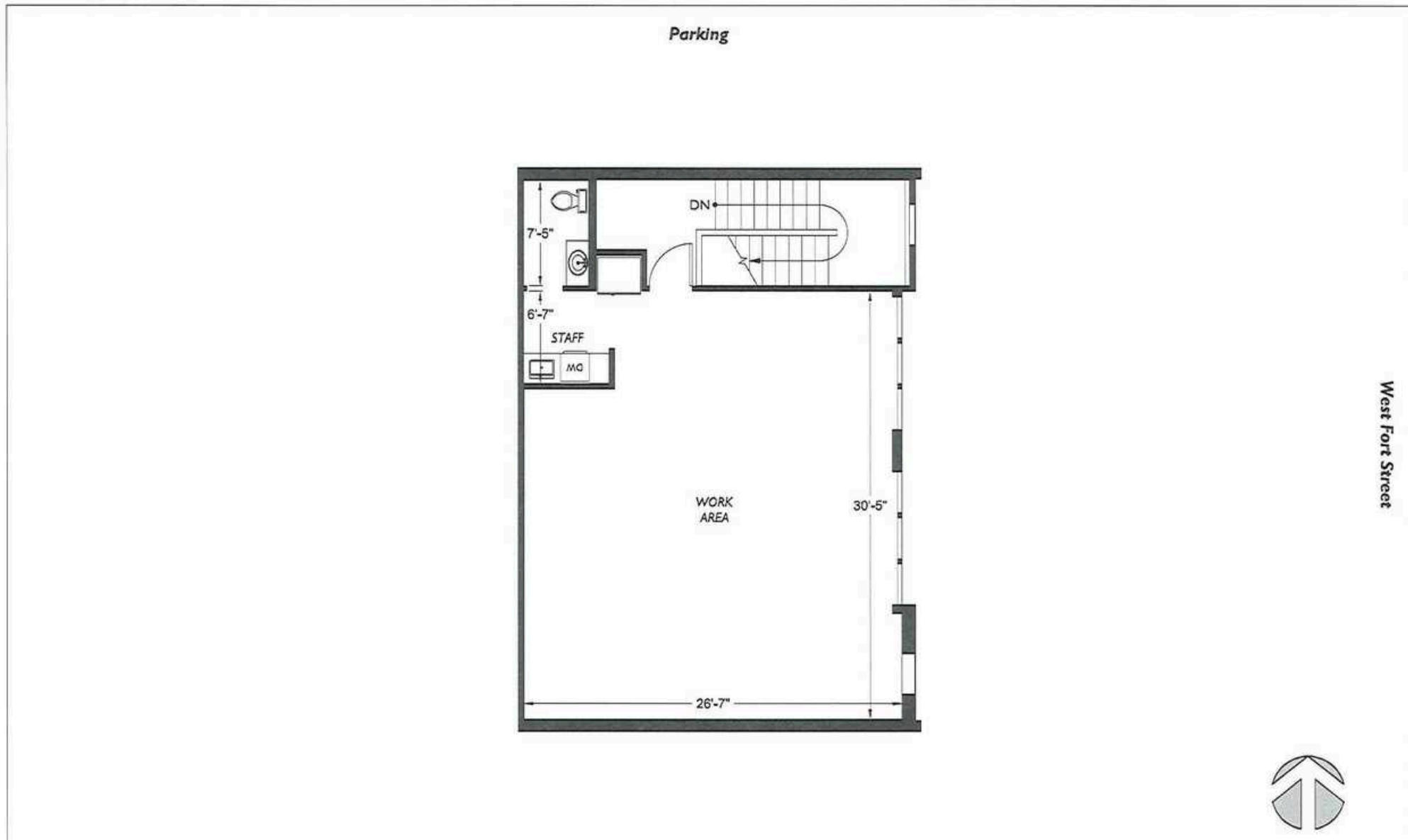
Floor Plan - 1st Floor - 2,712 SF

2715 W. Fort St.



Floor Plan - 2nd Floor - 1,087 SF

2715 W. Fort St.



West Fort Street





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