

# 1514 NOB HILL AVE N

SEATTLE, WA 98109

Queen Anne Duplex

AVAILABLE AS PART OF A 3 PROPERTY, 14 UNIT  
PORTFOLIO OR INDIVIDUAL INVESTMENT OPPORTUNITY

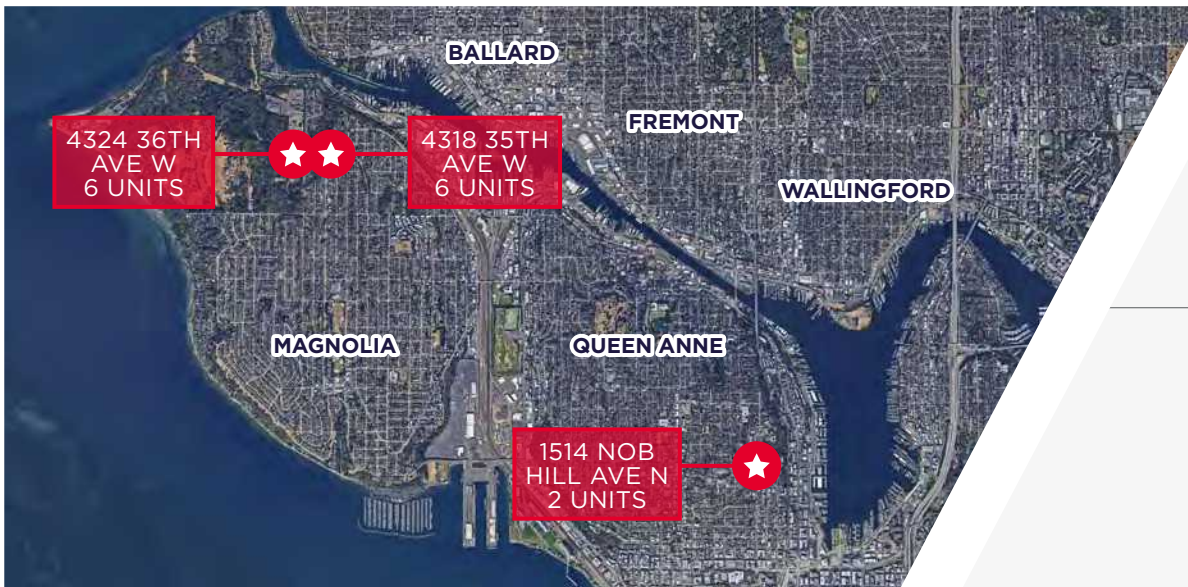


# INVESTMENT OFFERING & HIGHLIGHTS


Cushman & Wakefield Capital Markets (“C&W”) is honored to serve as the exclusive investment advisor for the sale of the Sinclair Estate Apartment Buildings (the “Property”) in Seattle, WA. This highly sought-after, well-located multifamily investment opportunity comprises three properties in the prestigious Magnolia and Queen Anne neighborhoods of Seattle. The properties include 4318 35th Avenue W, 4324 36th Avenue W, and 1514 Nob Hill Avenue N, each offering unique characteristics and potential for value appreciation. The properties are being offered both jointly and individually.

The Magnolia properties, 4318 35th Avenue W and 4324 36th Avenue W, are situated within blocks of each other, providing an investor the opportunity to manage a concentrated portfolio in one of Seattle’s most desirable residential areas. The Queen Anne property, 1514 Nob Hill Avenue N, further enhances this portfolio by adding a prime location in one of Seattle’s most iconic neighborhoods. These properties benefit from strong local amenities, walkability, and proximity to downtown Seattle, making them highly attractive to potential tenants. All properties are in the ownership of the original builders family and can benefit from a value add approach from a new owner.

## PORTFOLIO OFFERING



2  
UNITS 

1976  
YEAR BUILT 

2,200  
RENTABLE SF 

\$1,550,000  
LIST PRICE 

080900-0260  
PARCEL 

1514 Nob Hill Ave N  
SEATTLE, WA 98109 

1

**A+ LOCATION NEXT TO JOHN HAY ELEMENTARY, ON TOP OF QUEEN ANNE HILL**



2

**LARGE TOWNHOME STYLE TWO BEDROOM UNITS**

3

**EACH UNIT HAS A GARAGE AND PRIVATE FENCED IN BACKYARD AS WELL AS BALCONIES**



4

**VIEW OF SPACE NEEDLE, DOWNTOWN AND, ELLIOT BAY**



5

**GREAT OWNER/USER OPPORTUNITY**

# INVESTMENT HIGHLIGHTS

## PROXIMITY TO MAJOR EMPLOYMENT HUBS

The properties are located near downtown Seattle, South Lake Union, and Fremont, home to major employers such as Amazon, Google, and numerous others in the tech and financial industries. This ensures a consistent demand for quality housing.

## HIGHLY DESIRABLE NEIGHBORHOODS

Both Magnolia and Queen Anne are known for their scenic views, quiet residential streets, and high-quality amenities, making them some of Seattle's most coveted living areas.

## PURCHASE OPTIONS

Opportunity to purchase the properties individually or as a 14-unit portfolio.

## STRONG MARKET FUNDAMENTALS

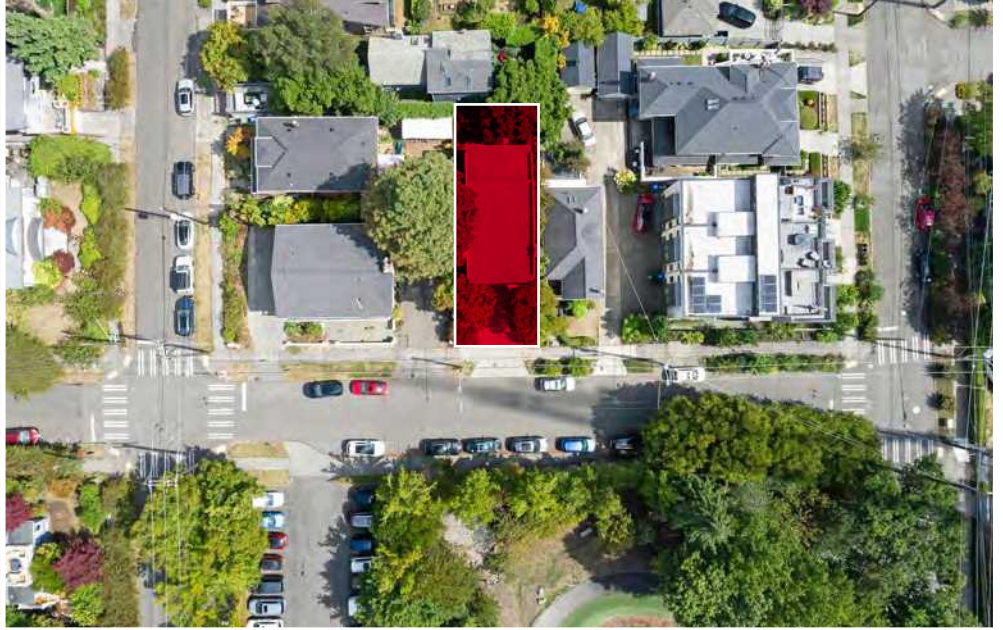
Seattle boasts strong multifamily market fundamentals, including low vacancy rates, consistent rent growth, and a robust job market, all of which contribute to the stability and potential appreciation of these properties.

1514 NOB HILL AVE N



# QUEEN ANNE

Queen Anne is one of Seattle's most iconic neighborhoods, characterized by its historic homes, bustling commercial districts, and stunning views of the Seattle skyline and Puget Sound. It is a highly walkable area, with numerous shops, restaurants, and cultural attractions, all within close proximity to downtown.



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