



FOR SALE

Freestanding Industrial/
Commercial Building



TOTAL BUILDING SF

3,080 SF

LOT SF

3,093 SF

SALE PRICE

\$1,400,000

JOHN VERNON

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Walenta's Upholstery Shop

6011 12th Ave S, Seattle, WA

Rare owner-user building in the heart of vibrant Georgetown.

PROPERTY HIGHLIGHTS

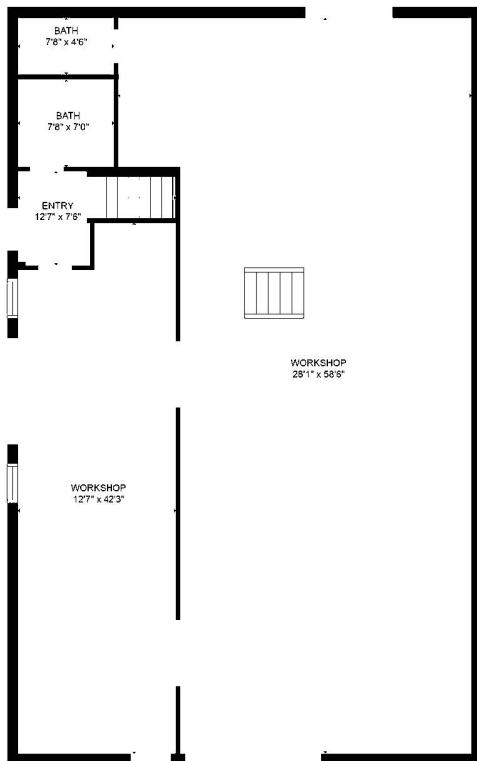
- + 800 SF of 2nd floor office/storage
- + Large 12' x 10' loading doors
- + 18' clear (10' under mezz)
- + Two secured parking stalls + abundant street options
- + 1980 Construction
- + Perfect for small retail w/ shop or service businesses
- + Unmatched amenities and freeway access

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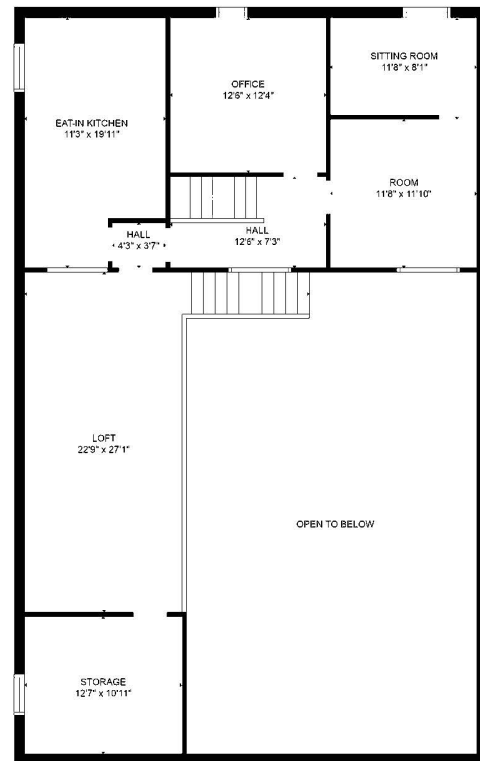
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FIRST FLOOR



SECOND FLOOR



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