



LAND/DEVELOPMENT OPPORTUNITY

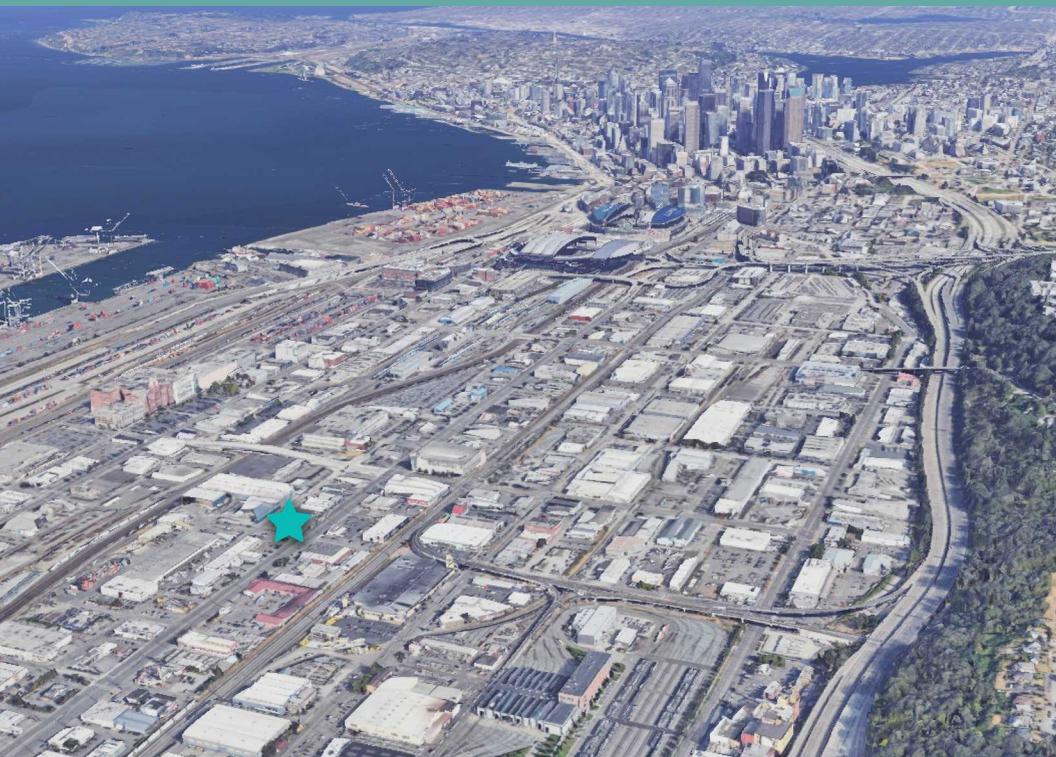
2763 4TH AVENUE, SEATTLE WA

\$3.456M | +/- 18,000 SF Land



SODO RETAIL BUILDING

2763 4TH AVENUE
SEATTLE, WA



FULLY OCCUPIED OWNER INVESTMENT OPPORTUNITY

Located only miles from downtown, this property provides a development opportunity on an +/- 18,000 SF lot. Note that the current operator has a long-term lease and an option; however, the Lease provides for a redevelopment clause should a group want to proceed in that direction.

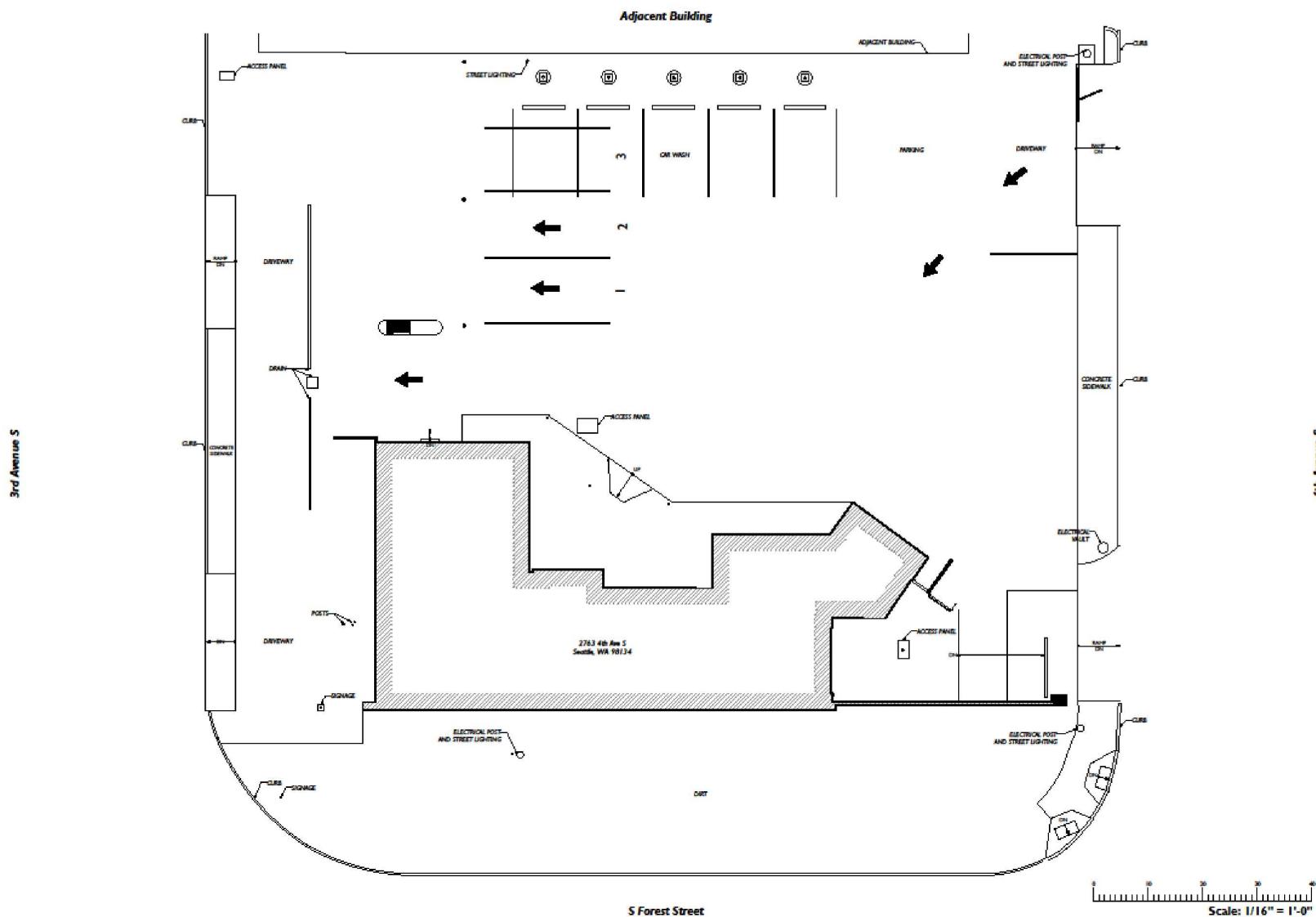
SPACE HIGHLIGHTS

PRICE	\$3,456,000
PRICE / SF	\$192 / SF (Based on Land Value)
PARCEL	766620-5320
SIZE	+/- 3,037 SF Building +/- 18,000 SF Land
TENANT	Lease: Through 2032 Option: 10 Years NOI: \$78,676.32 Redevelopment: 180 days' written notice
ZONING	IGI U / 85
LOCATION	Located in the Industrial area of the SoDo District of Seattle close to restaurants, sports, and urban breweries
PARKING	Free, on-site parking as well as street parking

*All information furnished regarding this property for sale or lease is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or withdrawal without notice.

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