

FOR SALE

Hillrose Pet Resort

2040 S. 142nd St., Seatac, WA 98168

Kelsey Diller

Owner, Designated Broker

Mobile: 206.915.6028

Kelsey@CityClosers.com

Specializes in Industrial Flex Owner User Sales

21811 15th Ave S.

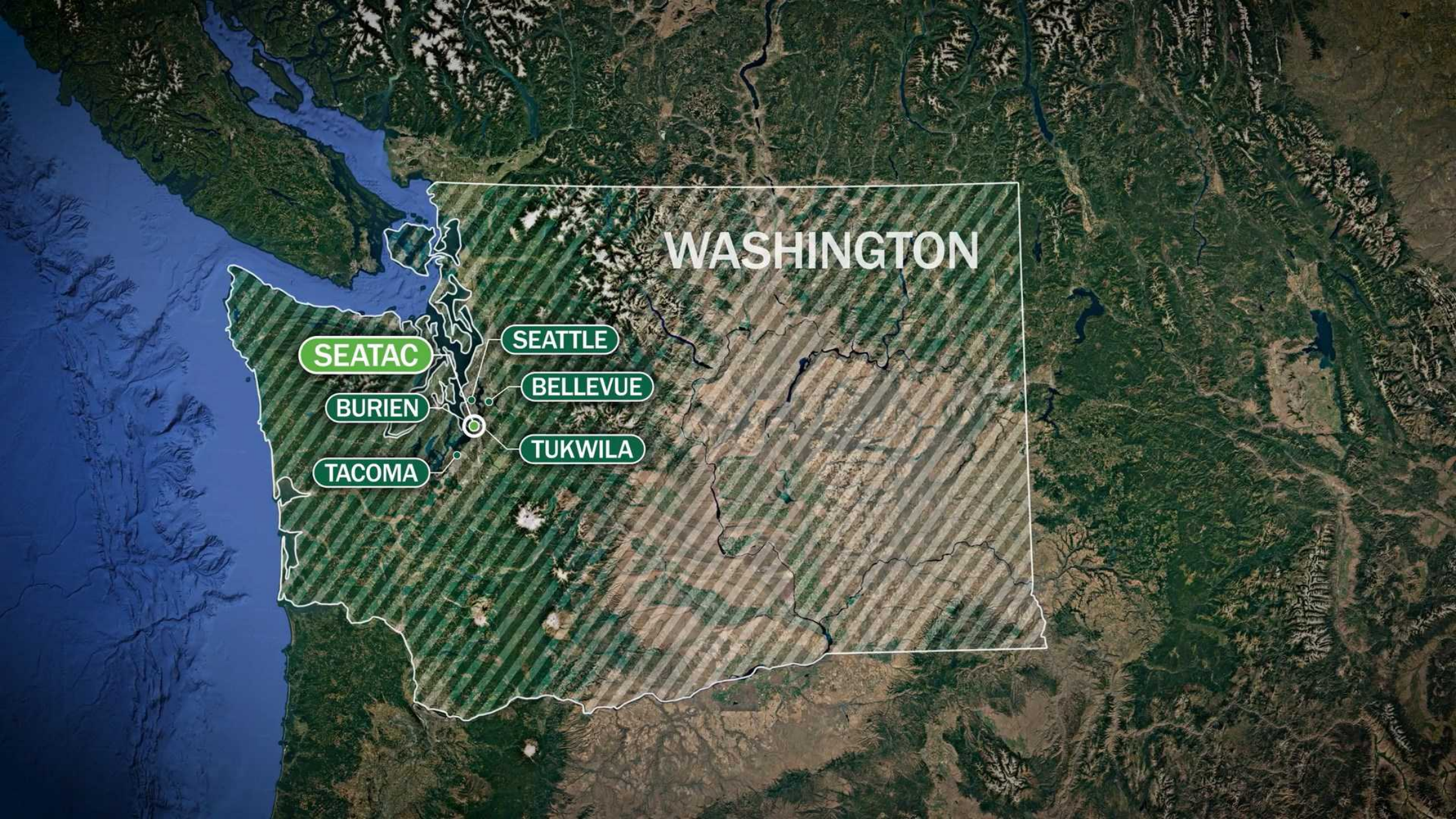
Des Moines, WA 98198

www.CityClosers.com

**WE LISTEN.
WE SOLVE.
WE CLOSE.**



**CITY
CLOSERS**
COMMERCIAL



WASHINGTON

SEATAC

SEATTLE

BELLEVUE

BURIEN

TUKWILA

TACOMA



HILLROSE PET RESORT

2040 S. 142nd St., Seatac, WA 98168

SEATTLE

Highline SeaTac Botanical Garden

Tukwila International Blvd Station

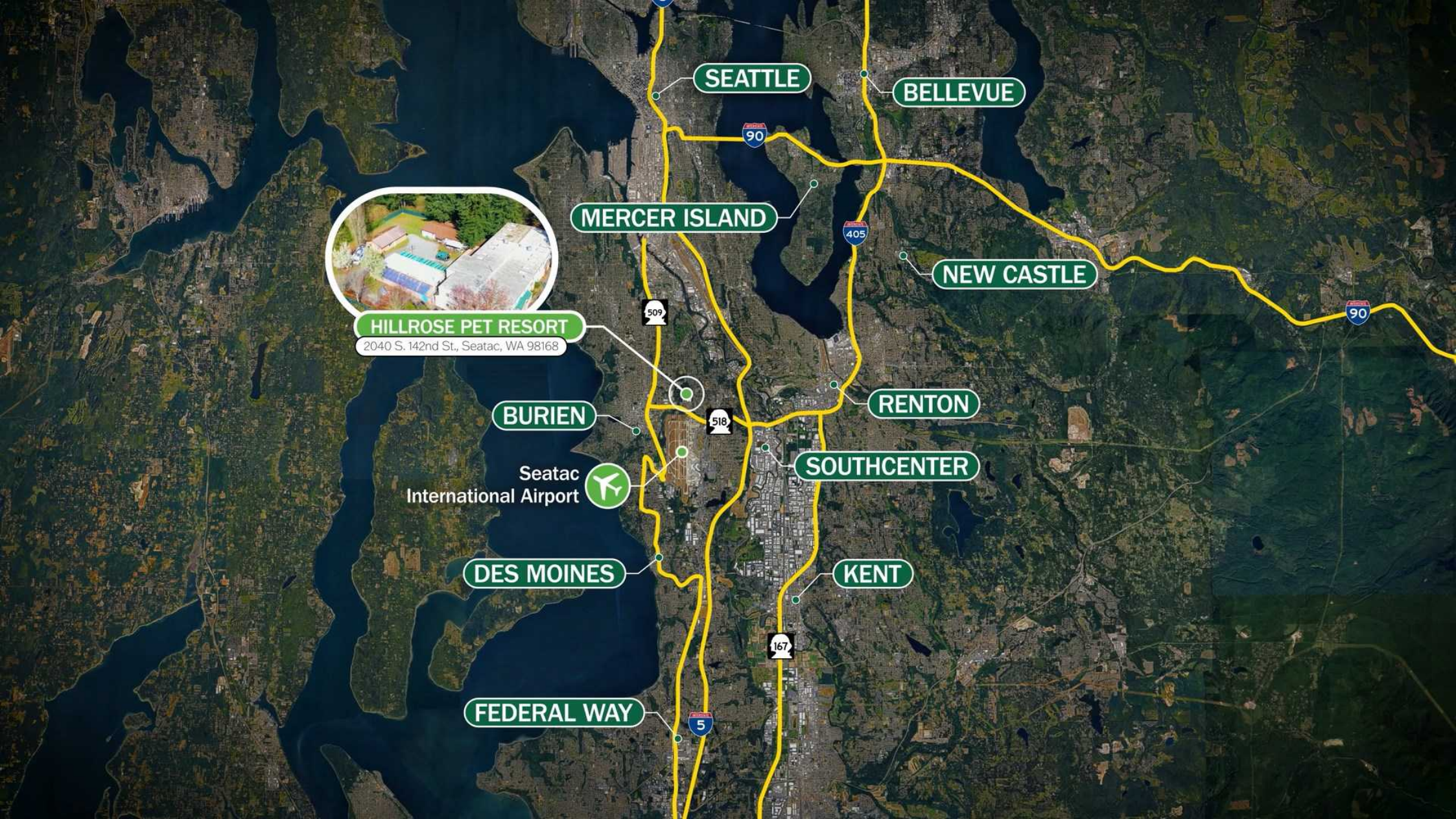
Southcenter shopping district

Accesso ShoWare Stadium

Seatac International Airport

PORT OF TACOMA

Light Rail Line



SEATTLE

BELLEVUE

MERCER ISLAND

NEW CASTLE

HILLROSE PET RESORT

2040 S. 142nd St., Seatac, WA 98168

BURIEIN

RENTON

SOUTHCENTER

KENT

DES MOINES

FEDERAL WAY

Seatac
International Airport

HILLROSE PET RESORT

2040 S. 142nd St., Seatac, WA 98168

SITUATED ON 1.24 ACRES
WITH A GENEROUS PARKING
LOT ENSURES CONVENIENCE
FOR BOTH EMPLOYEES AND
CUSTOMERS, ENHANCING
YOUR OPERATIONAL FLOW

Parcel size:

1.24 Acres

S 142ND ST



TWO HOMES ON SITE INCLUDED

Building size:
18,362 SF



**\$70,000+ FENCING PROJECT
IN PROGRESS**

 Seatac
International Airport

S 142ND ST

182'

SUBJECT PROPERTY

298'

297'

180'

An aerial photograph of a property in Seattle. The property is a small building with a grey roof and orange trim, situated in a wooded area. A line connects a green callout box with the word 'SEATTLE' to the city skyline in the distance. Another line connects a green callout box with text about commercial zoning to the building. A third green callout box in the bottom left corner states the offer price. The foreground shows a parking lot with several cars and a row of tall, thin evergreen trees.

SEATTLE

COMMERCIAL LOW ZONING ALLOWS FOR A VARIETY OF USES FOR VETERINARY, MEDICAL, AUTO, GYMS, INDUSTRIAL, OFFICE AND SO MANY MORE USES. CUSTOMIZE IT TO FIT YOUR BUSINESS NEEDS!

OFFERED AT \$3,200,000

**ACQUISITION
LOAN**

PURCHASE PRICE
GUARANTY TYPE
LOAN TO VALUE
LOAN AMOUNT
DOWN PAYMENT
INTEREST RATE
AMORTIZATION
MONTHLY
LOAN TERM
PREPAYMENT PENALTY

**OPTION 1
SBA**

\$3,200,000
FULL RECOURSE
MAX. 90%
\$2,880,000
\$320,000
5.99% - BLENDED
25 - YEAR
\$18,538
36 MONTHS
STEP DOWN

**OPTION 2
CONVENTIONAL**

\$3,200,000
FULL RECOURSE
MAX. 85%
\$2,720,000
\$480,000
5.70%
20 - YEAR
\$19,019
60 MONTHS
STEP DOWN

**OPTION 3
CONVENTIONAL**

\$3,200,000
FULL RECOURSE
MAX. 80%
\$2,560,000
\$640,000
5.95%
25 - YEAR
\$16,416
60 MONTHS
STEP DOWN

LOAN QUOTE



KENNEL

An aerial photograph of a property surrounded by dense evergreen trees. A large building with a green roof is the central focus. A smaller, rectangular structure with a green roof is attached to the main building. A parking lot with a few cars is visible in the lower right. A dirt path runs along the left side of the property. The image is overlaid with green semi-transparent shapes and labels for different parts of the building.

SECOND FLOOR
9,181 SF

FIRST FLOOR
9,181 SF

DEMOGRAPHICS



HILLROSE PET RESORT

2040 S. 142nd St., Seatac, WA 98168

1 MILE

POPULATION	12,000
AVERAGE HHI	\$86,930
HOUSEHOLDS	4,615

3 MILE

POPULATION	115,000
AVERAGE HHI	\$103,894
HOUSEHOLDS	44,230

5 MILE

POPULATION	260,000
AVERAGE HHI	\$108,728
HOUSEHOLDS	100,000



FOR SALE

Hillrose Pet Resort

2040 S. 142nd St., Seatac, WA 98168

EXECUTIVE SUMMARY



Building Size

18,362 SF



Parcel Size

1.24 Acres



Price

Offered at \$3,200,000



Main Street Facing

S. 142nd St.

Kelsey Diller

Owner, Designated Broker

Mobile: 206.915.6028

Kelsey@CityClosers.com

Specializes in Industrial Flex Owner User Sales

21811 15th Ave S.

Des Moines, WA 98198

www.CityClosers.com

**WE LISTEN.
WE SOLVE.
WE CLOSE.**



**CITY
CLOSERS**

COMMERCIAL