

PARAGON
REAL ESTATE ADVISORS

QUEEN ANNE MIXED-USE/DEVELOPMENT SITE
OFFERING MEMORANDUM

PARAGON

REAL ESTATE ADVISORS

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Information within this marketing package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for inaccuracies.

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OFFERING

Paragon Real Estate Advisors is pleased to present the sale of the Queen Anne Mixed-Use/Development Site at 166 Roy Street.

Located in the heart of Lower Queen Anne, the property is just steps from Climate Pledge Arena, the Space Needle, and an array of restaurants, cafes, and entertainment venues. This prime location offers buyers flexibility—whether to owner-occupy, operate as an income-producing investment, or redevelop the site for future use.

The existing building features a unique, top-floor 1BD/1BTH unit complete with a large private terrace. The first two floors consist of office space that has undergone extensive renovations totaling roughly \$450,000 since 2022. Currently occupied by a tenant who will vacate at closing, the building provides an ideal opportunity for an owner-user. Originally rebuilt from the foundation in 2004, the property combines modern updates with long-term potential in one of Seattle's most dynamic neighborhoods.

1ST FLOOR: 997 SQFT

- The floor has 7 partitions with a desk and monitor as well as one office with a door. There is a printer room as well. More private offices could be added in place of the open-air desks

2ND FLOOR: 1,122 SQFT (+104 SQFT BALCONY)

- The 2nd floor has a conference room, full kitchen, one bigger office behind the kitchen, and a full bath

3RD FLOOR: 622 SQFT (+245 SQFT TERRACE)

- Currently set up as a bedroom with 2 large walk-in closets, washer/dryer, full bath and deck



FINANCIAL SUMMARY

NAME	Queen Anne Mixed-Use/ Dev. Site
ADDRESS	166 Roy St, Seattle, WA 98109
PRICE	\$2,895,000
BUILT	1946/2022 Renovation
SQUARE FEET	2,741 Total Net Rentable
PRICE PER FOOT	\$570
LOT SIZE	5,080 Square Feet
ZONING	SM-UP 65 (M)

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INVESTMENT HIGHLIGHTS

- \$450,000 in improvements since 2022 (\$300K for tenant improvement work and \$150k for FF&E)
- Option to include all FF&E with sale
- Current tenant open to potential leaseback scenario
- 7 off-street parking spots
- A+ lower Queen Anne location
- Potential owner-occupancy opportunity with SBA financing
- Full kitchen
- Luxury 1BD/1BTH 3rd floor unit with private balcony and hot tub
- SM-UP 65 (M) zoning



BUILDING IMPROVEMENTS

- Exterior:

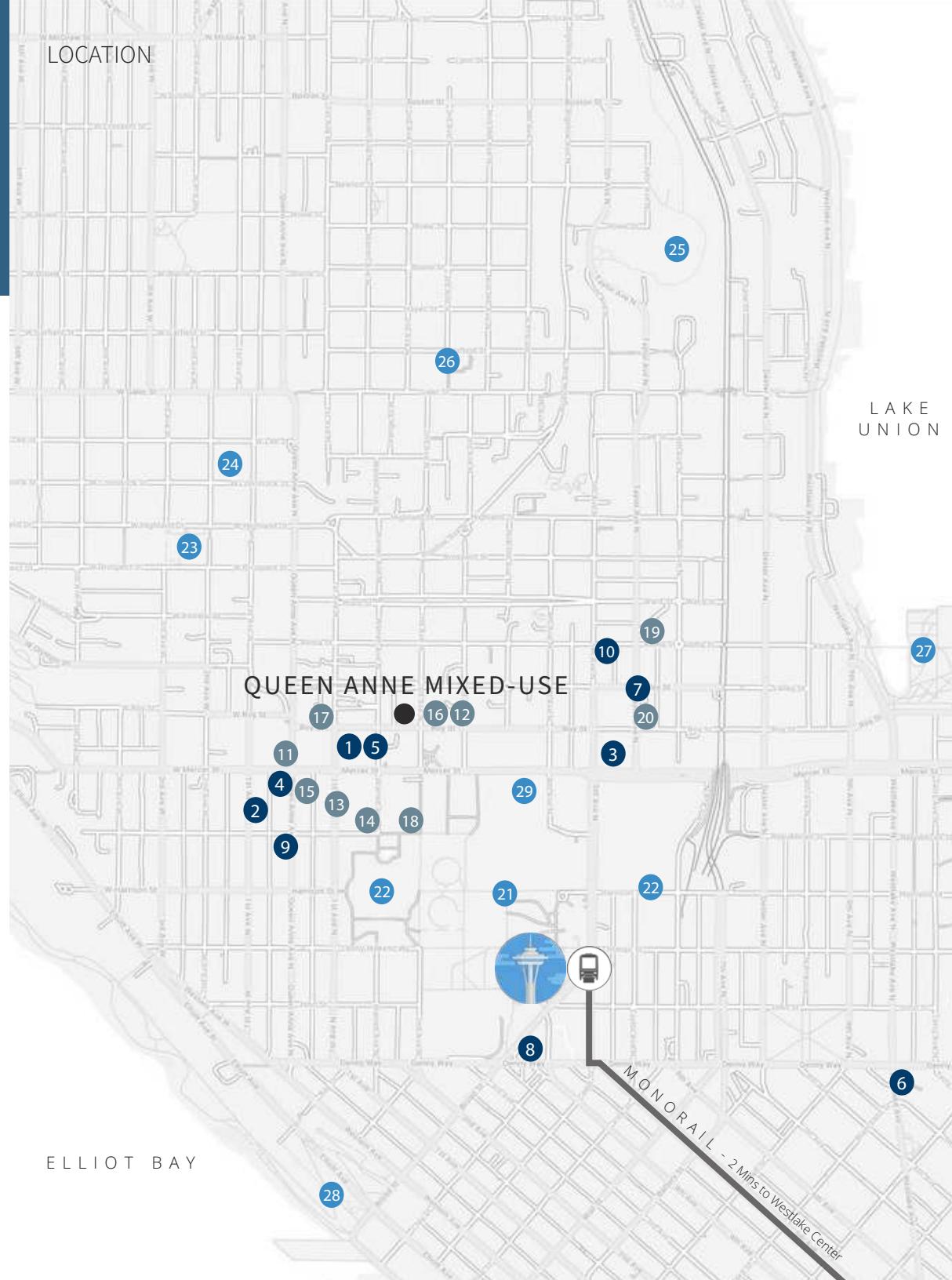
- Full paint
- Security Cameras
- New storage shed

- Interior:

- New ductless mini-split HVAC system
- Restored polished concrete floor
- Refinished hardwood flooring
- New carpet
- Feature stair with custom metalwork
- LED lighting
- Updated plumbing fixtures
- Acoustic wallcoverings
- New network infrastructure
- New window coverings including top-down/bottom-up shades on ground level
- Conference room glass storefronts
- Framing and drywall on ground floor
- Full paint of all 3 floors



LOCATION



SHOPS & SERVICES

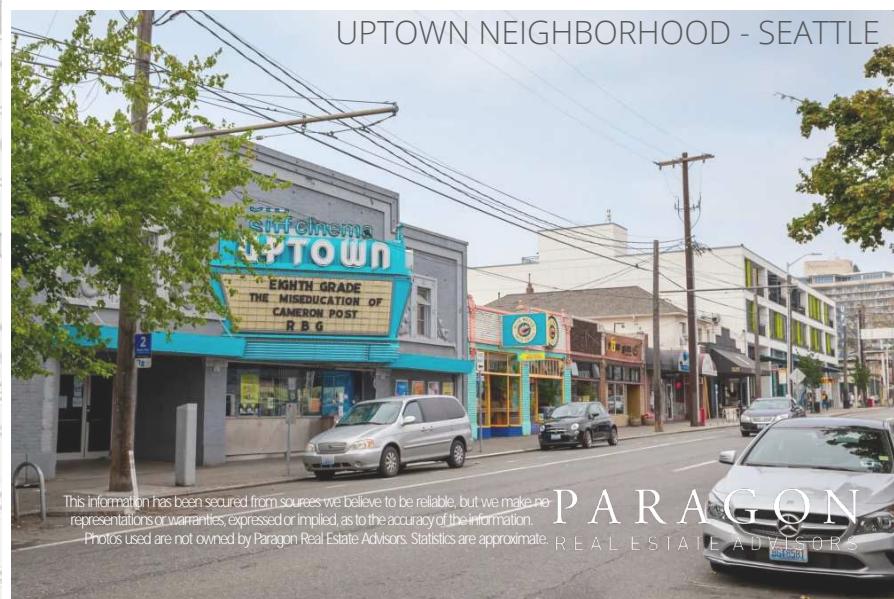
- 1. Metropolitan Market
- 2. Safeway
- 3. QFC
- 4. CVS
- 5. Bartell Drugs
- 6. Whole Foods Market
- 7. Shell
- 8. 7-Eleven
- 9. Starbucks
- 10. Cafe Vita

RESTAURANTS & BARS

- 11. Toulouse Petit
- 12. McMenamins
- 13. Ozzie's
- 14. Taylor Shellfish Farms
- 15. Mecca Cafe
- 16. Solo Bar and Eatery
- 17. The Masonry
- 18. Agave Cocina
- 19. Laredo's Grill
- 20. Citizen Cafe

PARKS & SCHOOLS

- 21. Seattle Center
- 22. Climate Pledge Arena
- 23. Kerry Park
- 24. St. Anne School
- 25. NE Queen Anne Greenbelt
- 26. John Hay Elementary
- 27. Lake Union Park
- 28. Olympic Sculpture Park
- 29. McCaw Hall



PROPERTY DETAILS

EXTERIORS



INTERIORS - OFFICE (1st Floor)



INTERIORS - OFFICE (2nd Floor)

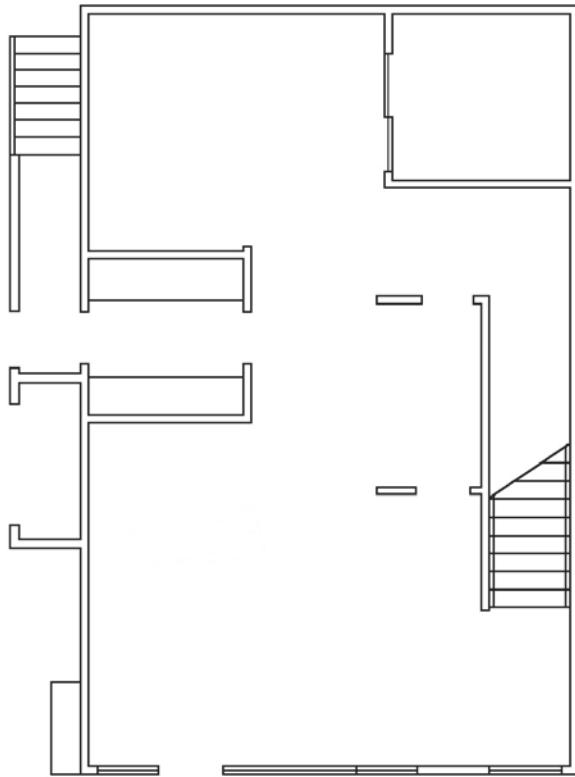


INTERIORS - APARTMENT UNIT (3rd Floor)

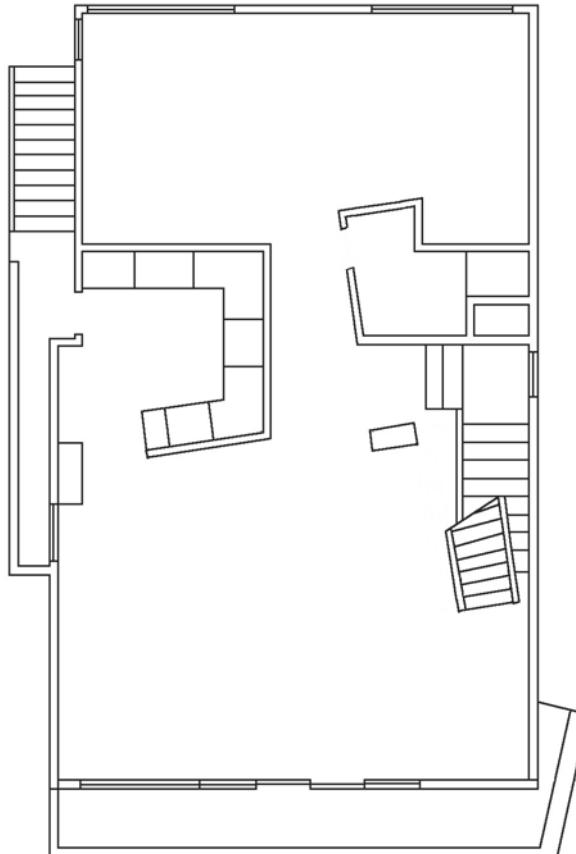


FLOOR PLANS

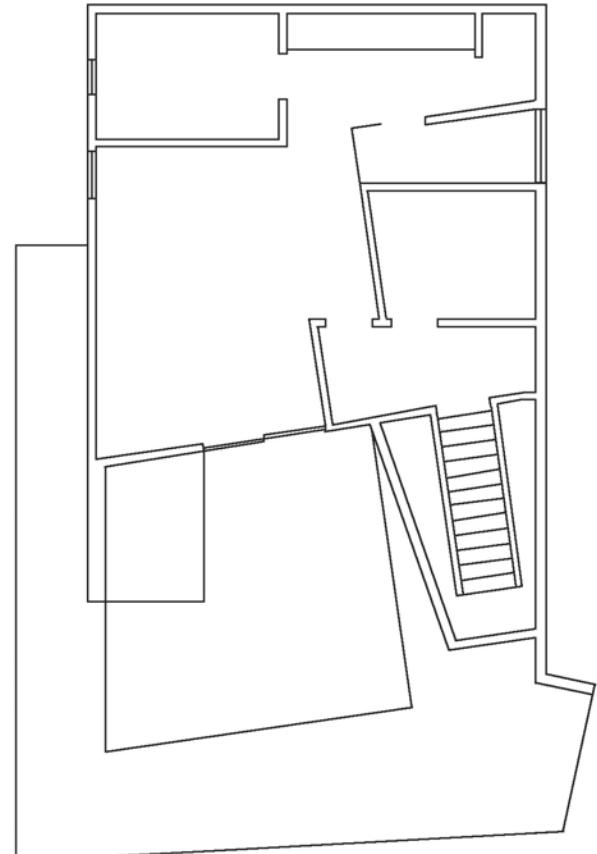
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



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ABOUT US

Leading Investment Firm for multi-family property

Paragon Real Estate Advisors is a leading Seattle real estate investment firm for multi-family property sales in Washington State. We are locally owned, client-focused, and highly experienced. When it comes to apartments and investment real estate in the Puget Sound region, we are the smart choice to partner with.



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Puget Sound's Premiere
Commercial Real Estate Brokerage

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In 1995 our founders saw an opportunity to form a new kind of brokerage, one that focused on sharing information between brokers and truly partnering with its clients. Paragon Real Estate Advisors quickly established itself as a leading Seattle real estate investment firm. Paragon Real Estate Advisors is the leading Seattle real estate investment firm for multi-family property sales in Washington State. We have accrued over \$4.5 billion in sales and have closed over 2,000 successful real estate transactions. We are locally owned, client-focused, and highly experienced.

At Paragon, we build long-term partnerships that help our clients reach their long- and short-term real estate investment goals while maintaining maximum profitability for them. Our brokers have an in-depth knowledge of the Washington state real estate market, particularly in the greater Seattle area and the I-5 corridor, that comes from more than 30 years' experience in the industry. Paragon's unique focus on sharing knowledge, teamwork and collaboration within the brokerage industry leverages our collective intellect for all our clients. Our brokers provide superior customer representation through our innovative and effective marketing campaigns, co-brokerage, skilled negotiations, and ongoing partnerships.

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