



INVESTMENT OPPORTUNITY

2751 4TH AVENUE S, SEATTLE WA

\$1,740,000 | +/- 10,044 SF
CAP: 6.17%



SODO RETAIL BUILDING

2751 4TH AVENUE
SEATTLE, WA



FULLY OCCUPIED OWNER INVESTMENT OPPORTUNITY

Located only miles from downtown, this investment opportunity is guaranteed by a strong and growing business operator. At the marketed price, the real estate would trade below other comparable properties while allowing an investor a return on an asset situated seamlessly between 99 and I-5 on 4th Avenue South. Further, the Lease allows for the owner to redevelop the property (terminating the Lease) with proper notice to the Tenant should that be the Buyer's motivation.



SPACE HIGHLIGHTS

PRICE	\$1,740,000
PRICE / SF	\$173 / SF Building (+/- 10,044 SF) \$193 / SF Land (+/- 9,000 SF)
PARCEL	766620-5320
TENANT	Lease: Through 2033 NOI: \$107,416.08 Cap: 6.17% Redevelopment: 270 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.*

MARC MOWRER

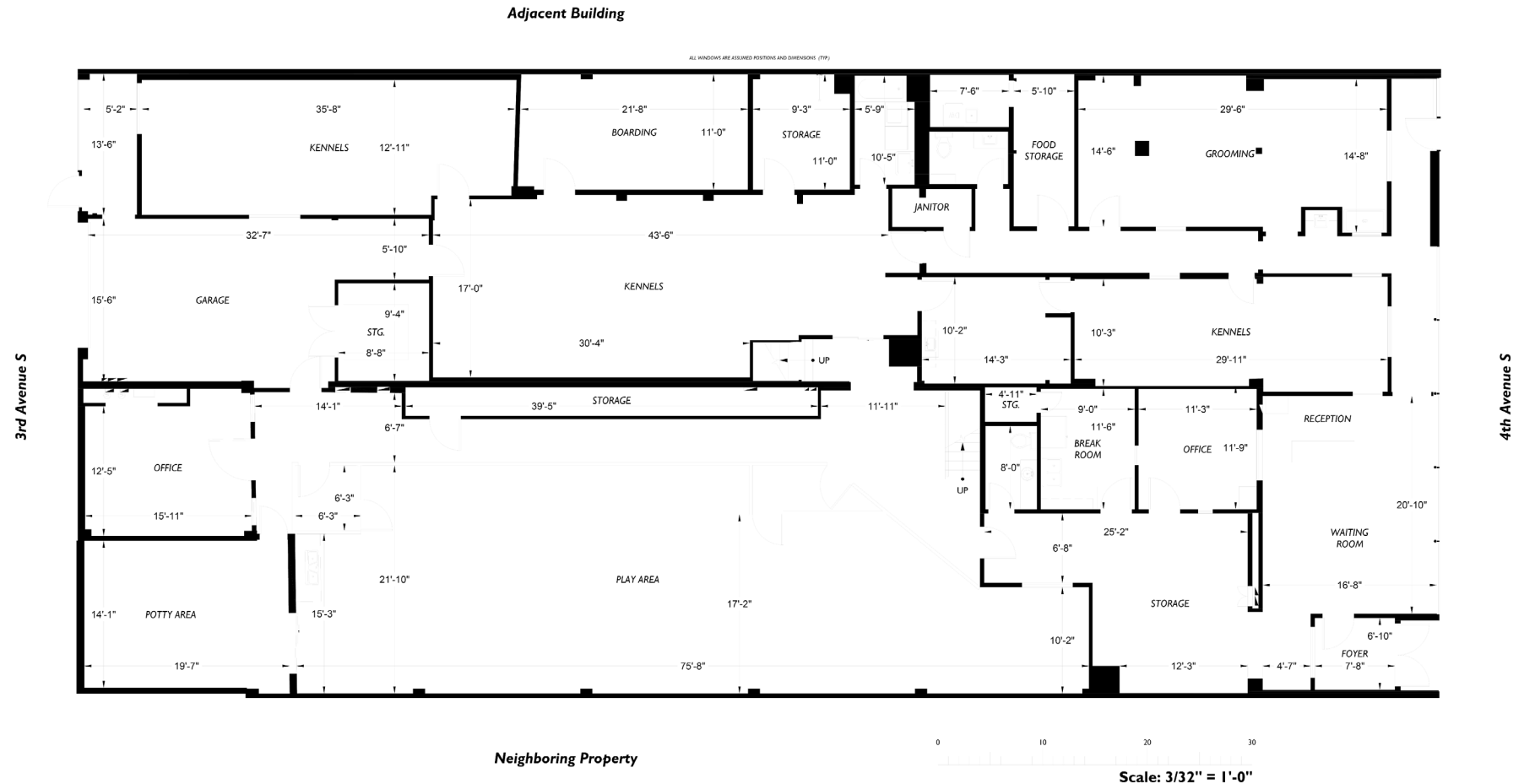
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FLOOR PLAN - FIRST FLOOR



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FLOOR PLAN - SECOND FLOOR



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DOWNTOWN
SEATTLE

