

Belmont Mansion

**Boutique 5-Unit
Investment
Opportunity in
Seattle's Vibrant
Capitol Hill**

5 UNITS • BUILT 1903

1712 Belmont Ave, Seattle, WA

CBRE EWING & CLARK



EXCLUSIVELY LISTED BY THE **CBRE PNW MULTIFAMILY TEAM**

THE OFFERING

Boutique 5-Unit Investment Opportunity in Seattle's Vibrant Capitol Hill Neighborhood

CBRE and Ewing & Clark is pleased to present Belmont Mansion, a boutique 5-unit multifamily investment opportunity located in the heart of Seattle's vibrant Capitol Hill neighborhood. Built in 1903, this charming and well-maintained property blends historic character with modern upgrades, offering a rare opportunity to acquire a legacy asset with strong in-place income and future development potential.

The property features five spacious units, including a fully remodeled penthouse owner's unit, and sits on a 5,000 SF mid-rise zoned lot with potential to build up to 22,500 SF. **Located just a short walk from the Capitol Hill Light Rail Station and surrounded by some of Seattle's most iconic restaurants, cafes, and nightlife, Belmont Mansion is ideally positioned to attract long-term tenants and benefit from continued neighborhood growth.**

With its irreplaceable location, architectural charm, and value-add upside, **Belmont Mansion represents a compelling opportunity for investors seeking a unique asset in one of Seattle's most dynamic submarkets.**



Belmont Mansion

PROPERTY SUMMARY

Address 1712 Belmont Ave, Seattle, WA

Price \$1,995,000

Units 5

Year Built 1903

Buildings 2

Net Rentable Area 4,962 SF

Average Unit Size 992 SF

Lot Size 5,000 SF

Zoning MR (M)

Submarket Capitol Hill

Investment Highlights



Prime Capitol Hill location near shops, dining and transit



Historic 1903 building with timeless architectural charm



Fully remodeled penthouse owner's unit with premium finishes



5,000 SF rectangular lot zoned MR (Mid-Rise)



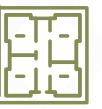
Quiet residential street with excellent walkability



Rare opportunity to own a boutique asset in a core location



Walking distance (0.25 miles) to Capitol Hill light rail station



Five spacious units averaging 992 SF each



Strong rental history with upside through rent repositioning



Potential to develop up to 22,500 SF in the future



Ideal for long-term hold or redevelopment strategy

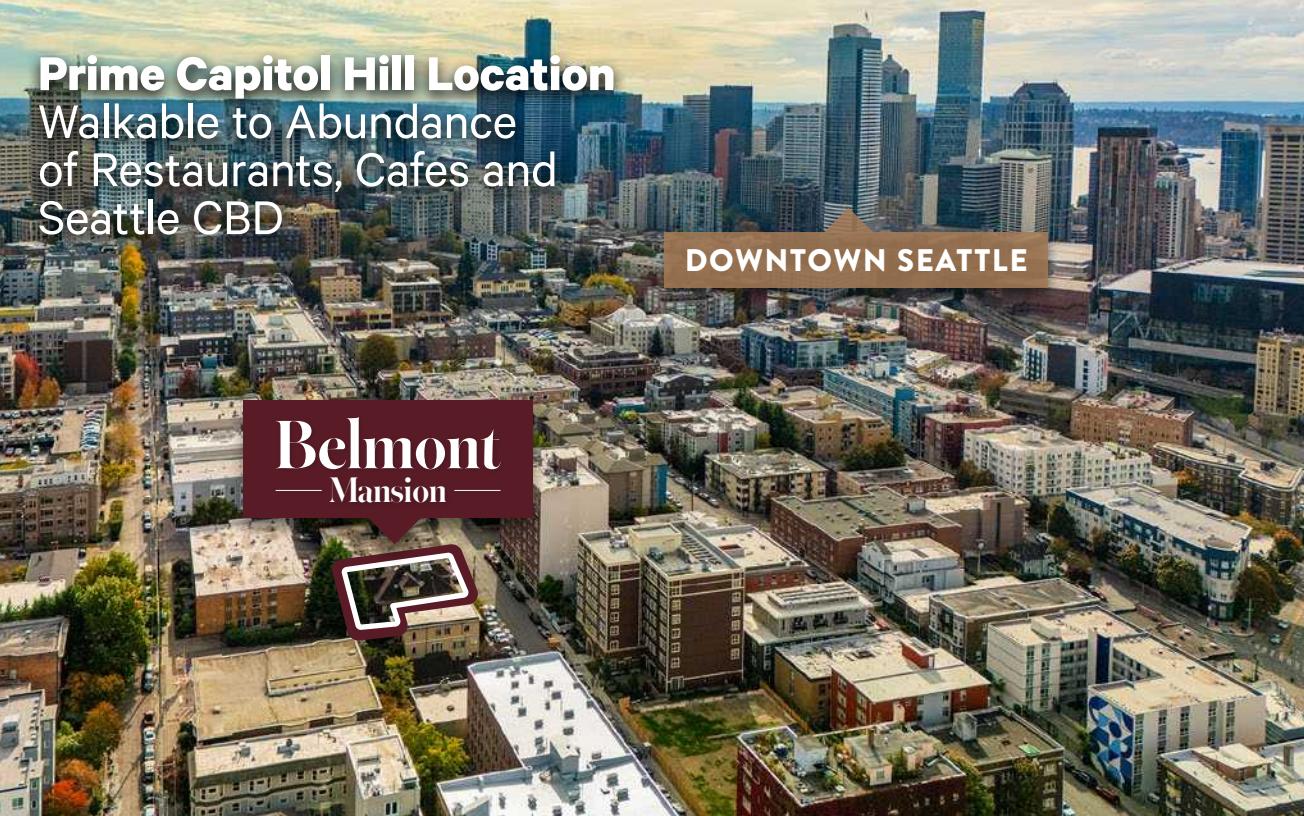


Surrounded by top employers, nightlife, and cultural amenities

Prime Capitol Hill Location

Walkable to Abundance of Restaurants, Cafes and Seattle CBD

DOWNTOWN SEATTLE



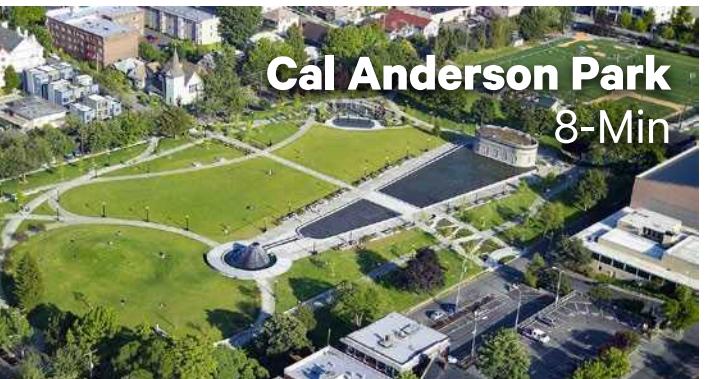
Dick's Drive-In
8-Min



Fogon Cocina
2-Min



Herb & Bitter Pub | 15-Min



Cal Anderson Park
8-Min



Capitol Hill Light Rail Station | 10-Min



Downtown Seattle | 15-Min



Amazon Spheres
20-Min

Belmont
Mansion

Belmont — Mansion —



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