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FOR SALE

SOUTH PARK MARINA

Rare Close In Seattle Marina Property

8500 AND 8604 DALLAS AVE S, SEATTLE, WA

For more information, contact

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SOUTH PARK MARINA



\$10,975,000 Sale Price

SITE SIZE	±3.74 acres fronting Duwamish River
DOCKAGE	1,800 LF of 6' wide pressure-treated wood docks
MOORING	150 boats (22'-50', uncovered, side-tie)
BOATYARD	Capacity for 65 upland vessels
POWER	30-amp service at all slips and yard locations
TIDAL DEPTHS	+6' average MLLW; range -4' to +13' (longstanding full occupancy despite siltation)
NO DNR LEASE	Marina owns waterfront rights
OCCUPANCY	Near 100% historically; wait-list maintained
ZONING	Industrial
PARCEL NUMBERS	001600001, 2185600025, 2185600070

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Investment Highlights

Rare opportunity to acquire a Duwamish River waterfront marina in the growing South Park neighborhood

One of Seattle's last DIY boatyards, providing haul-out, pressure wash, and storage services

Consistent near-100% occupancy for 55+ years, with waitlist demand

Multiple revenue streams: slip rental, upland storage, repair yard, and tenant leases

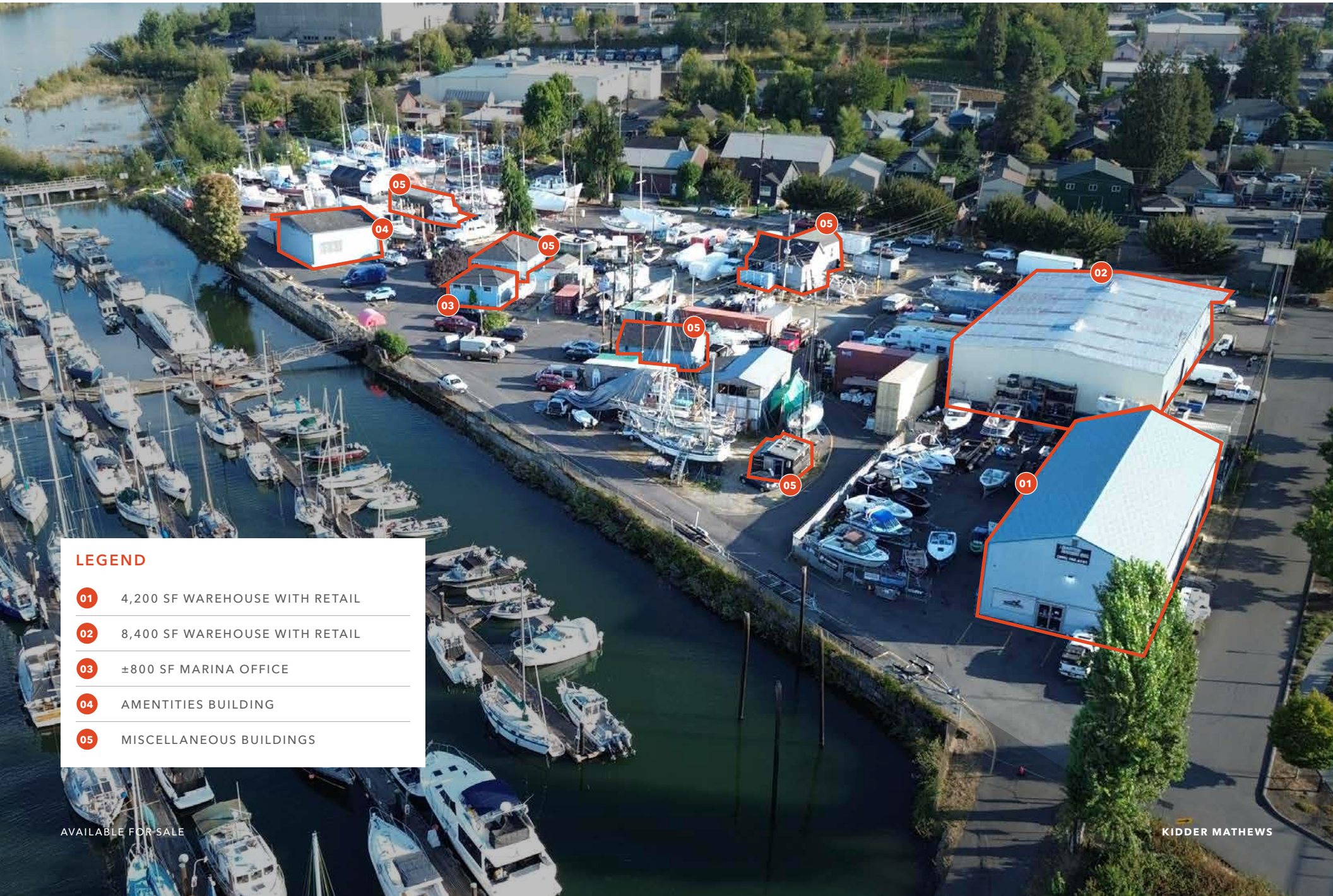
On-site tenant businesses include Legacy Master Marine (engine/outdrive services) and a tire shop

Amenities include restrooms with showers and laundry, ample parking, and secure key-card access with cameras

Environmental cleanup already underway under a voluntary MTCA order, with support from the Port of Seattle and City of Seattle

Strong redevelopment potential under Industrial zoning





LEGEND

- 01 4,200 SF WAREHOUSE WITH RETAIL
- 02 8,400 SF WAREHOUSE WITH RETAIL
- 03 ±800 SF MARINA OFFICE
- 04 AMENITIES BUILDING
- 05 MISCELLANEOUS BUILDINGS

TENANTS



TOTAL SF	4,200 SF
IN-PLACE RENT	\$6,500 per month, gross
EXPIRATION	August 31, 2026
OPTIONS	None



TOTAL SF	8,400 SF
IN-PLACE RENT	\$4,625 per month, gross
EXPIRATION	Month-to-month

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RENT ROLL

	Size	Current	Market	Rate
Mooring (Slip Rentals)	4,400 LF	\$554,000	\$686,400	\$13.00 LF
Boatyard (Upland Storage/Rentable Land)	80,000 SF	\$293,750	\$432,000	\$0.45 SF
Tenant Leases (Leases Expiration 2027)				
Building 1 Legacy Marine	4,200 SF	\$64,030	\$75,600	\$1.50 SF
Building 2 Point S Tire	8,400 SF	\$72,000	\$120,960	\$1.20 SF
Lifts, Rentals, Repairs, Sales		\$29,827	-	
Revenue		\$1,013,607	\$1,314,960	
Expense Assumptions (40%)		(\$405,443)	(\$525,984)	
Income		\$608,164	\$788,976	



DRIVE TIME

I-5 7 MINUTES

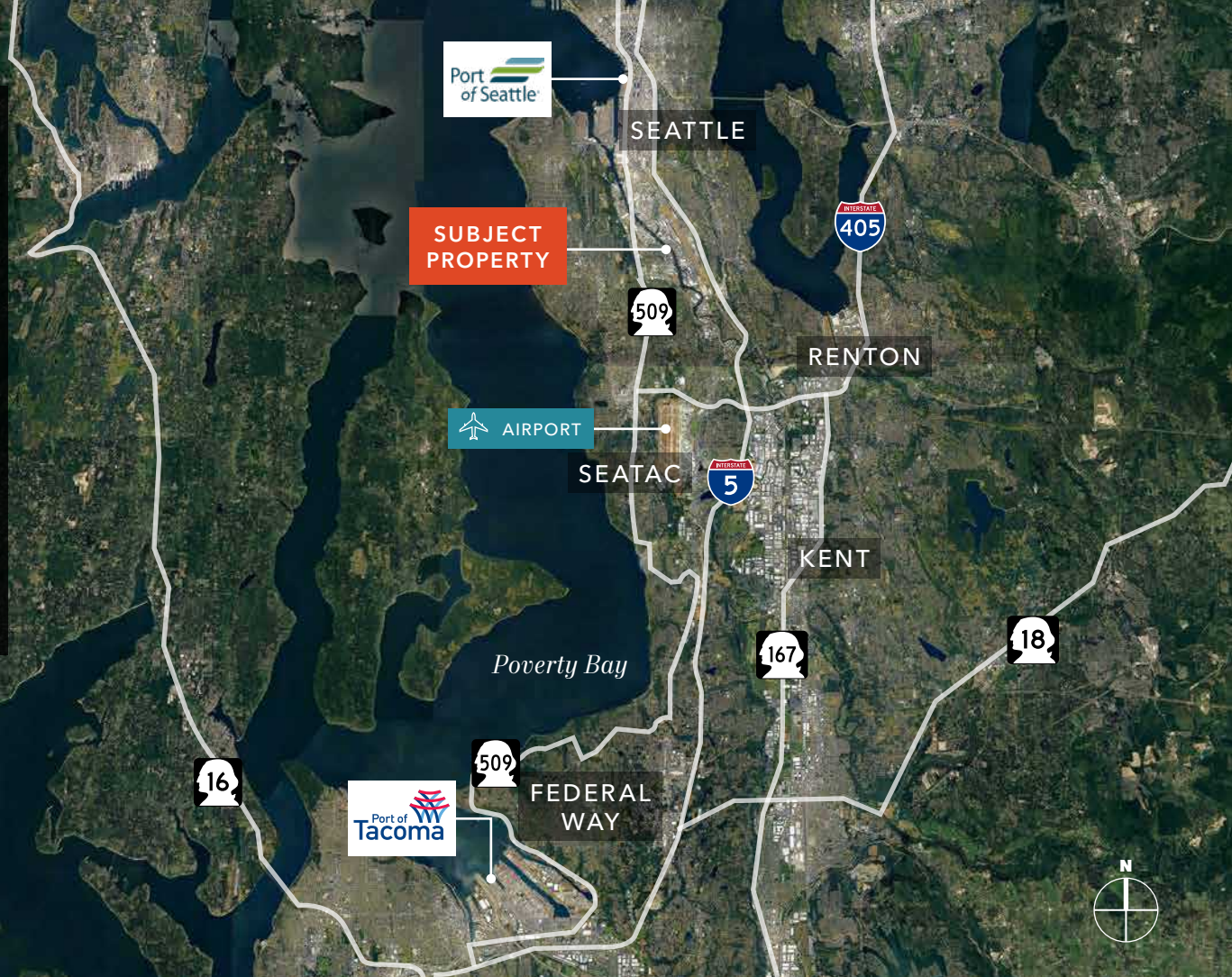
SEATAC AIRPORT 15 MINUTES

SR-167 20 MINUTES

PORT OF SEATTLE 20 MINUTES

HWY 18 40 MINUTES

PORT OF TACOMA 60 MINUTES



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