

Mixed Use For Sale | Seattle, WA

8214 Greenwood Ave N



Ben Kaufman

Managing Broker

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Nicole Allen

Broker

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A rare opportunity to own a stabilized, cash-flowing asset in one of Seattle's most sought-after neighborhoods. Located in the vibrant Greenwood district, this investment is within walking distance of bus routes and downtown Greenwood's retail, dining, and entertainment scene.

This mixed-use property features five ground-floor retail spaces and seven well-appointed apartments. The apartment floor plans include: 3 one-bedrooms, 2 studios, and 2 two-bedrooms. With on-site laundry and 21 dedicated parking spaces, this property offers convenience and appeal for both residents and businesses alike.

With a strong cash flow and prime location, this turn-key asset delivers immediate income potential in a high-demand market. Additionally, the parcel is zoned NC2P55, the parking lot alone could support a residential development - buyer to verify.



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Offering Summary

- Sale Price: \$5,500,000
- Turn-Key Stabilized Asset
- Strong Cash Flow: 4.57% CAP
- Prime Location: Seattle, Greenwood
- 5 Retail Spaces
- 7 Apartments:
- (3) 1br 1ba, (2) Studio, (2) 2br 1ba
- On-site Laundry
- Walking distance to Bus Routes, Downtown Greenwood
- 21 Parking Spots
- Zoned NC2P55, convert parking into residential development - buyer to verify



Parking
Spaces
21

CAP
Rate
4.57%

Walk
Score
93

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Address	8214 Greenwood Ave N Seattle, Wa 98103
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Price	\$5,500,000
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Price/SF	\$347
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Building SF	15,840 SF
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Lot SF	12,628 SF
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Parcel No.(s)	6430500227
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Yr Built	1912
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Unit Mix	7 Residential 5 Retail
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Zone	NC2P 55
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Parking	21 Spaces
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Residential Rent Roll

Unit	Type	SF	\$/Month	Lease End	Additional Info
Apt 1	1x1	600	\$1,400	3/31/2026	
Apt 2	2x1	1,100	\$2,250	M2M	
Apt 3	Studio	550	\$1,475	M2M	*owner-user airbnb
Apt 4	1x1	650	\$1,475	3/31/2026	
Apt 5	Studio	550	\$1,400	6/30/2026	
Apt 6	2x1	1,000	\$2,125	3/31/2026	
Apt 7	1x1	600	\$1,475	3/31/2026	

Yearly Schduled Residential Rent **\$139,200**

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Retail / Commercial Rent Roll

Unit	SF	\$/Month	Expiration	Lease
4217 Retail	1,906	\$4,447.33	-	Vacant
8212 Retail - Gold Scarab Tattoo	1,531	\$3,679.50	2/28/2028	NNN
8214 Retail - Luxe Lighting	2,353	\$4,280.00	10/1/2026	
8216 Roof - TMobile Cell Tower	-	\$1,241.46	10/15/2032	
8218 Retail - Baraka Gems	810	\$2,350.00	12/31/2025	

Yearly Scheduled Retail Rent

\$191,979



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Expenses

Taxes (2025)	\$43,724
Insurance	\$10,893
Utilities	\$10,156
Maintenance	\$7,901
Management (5%)	\$17,066
Total Expense	\$89,741

Investment Summary

Yearly Sched. Rent	\$331,179
Utility Reimbursement	\$3,800
NNN Income	\$19,591
Other, Pets, Storage Etc.	\$4,715
Gross Sched. Income	\$359,285
Vacancy (5%)	\$17,964
Effective Gross	\$341,321
Total Expense	\$89,741
NOI	\$251,580
CAP Rate	4.57%
Price	\$5,500,000

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Proposed Loan Terms

Acquisition Loan	Option 1 - Current	Option 2 - Proforma
Guaranty Type	Non Recourse	Full Recourse
Loan to Value	Max 70% LTV	Max 75% LTV
Loan Amount	\$2,000,000	\$2,250,000
Interest Rate	5.85% Up to 48 mos. 1/0	6.11% Up to 12 mos. 1/0
Loan Term	30 Years, Fixed 5 years	10 Years, Fixed 5 years
Amortization	30 Years	30 Years
Prepayment Penalty	Step Down	Step Down

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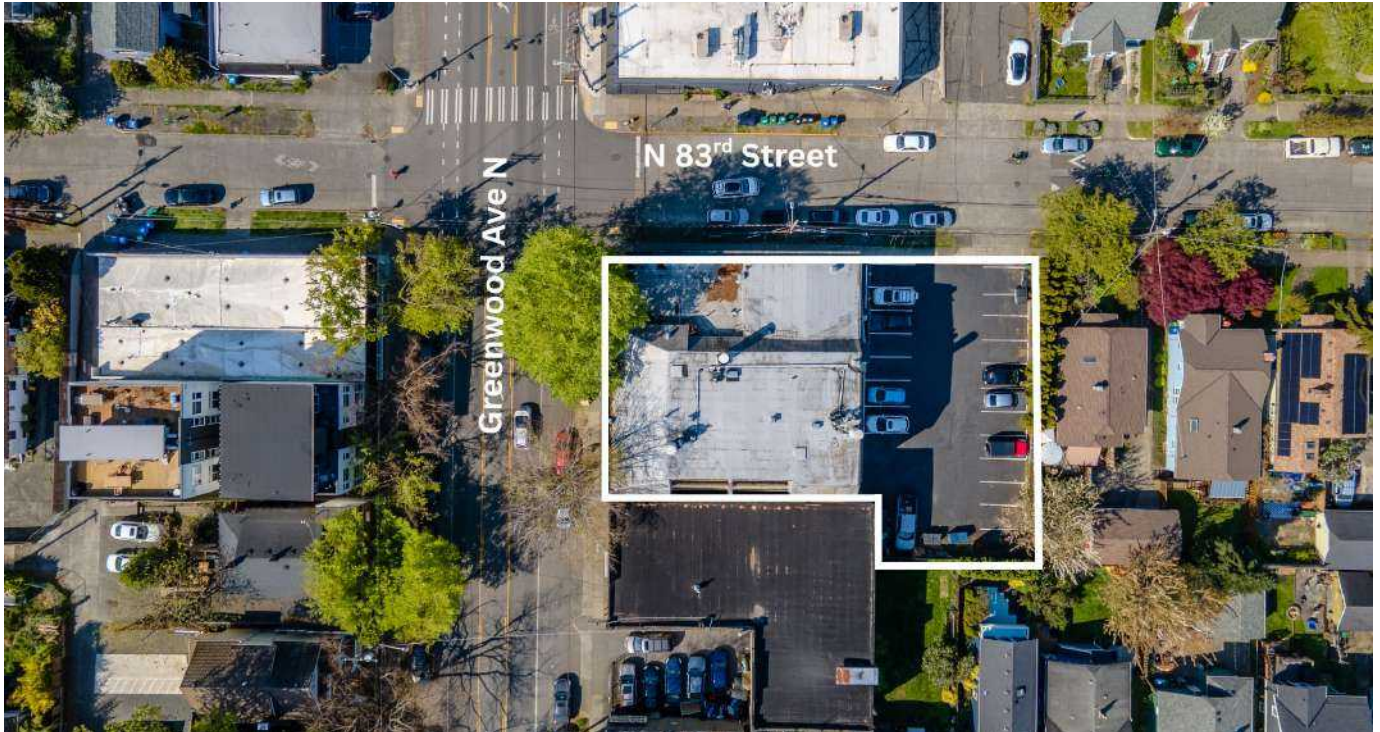
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Favorable Seattle Zoning | NC2P55



Zoning Notes

- The parcel is zoned NC2P55.
- The parking lot could support a residential development - buyer to verify.

Agent Name

Agent Title

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Greenwood Neighborhood



Greenwood is a thriving commercial hub in North Seattle, offering strong foot traffic, dense residential surroundings, and a well-established mix of local businesses and national retailers.

With Greenwood Avenue as its main corridor, the neighborhood attracts consistent consumer activity through its popular restaurants, bars, boutiques, and service providers. Annual events like the Greenwood Car Show and Art Walk draw thousands of visitors, further boosting commercial visibility.

The area benefits from solid transit infrastructure, ample public amenities—including parks and the Greenwood Library—and ongoing residential growth, making it an attractive, stable location for long-term investment and tenant demand.

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