

# FOR SALE

RETAIL/OFFICE/LAND BUILDING INVESTMENT  
WAN BUILDING 6323 35TH AVENUE SW | SEATTLE, WA 98126



**EWING & CLARK**  
INCORPORATED

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# OFFERING SUMMARY

6323 35TH AVENUE SW | SEATTLE, WA 98126

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## PROPERTY DETAILS

- 9,112 Square Feet of Building
- Three Unit Building with long term Tenants of which two are on NNN Leases and the other a modified gross lease
- All three Tenant Leases ends mid-year 2028, with no options allowing for Future Development
- 29,945 Square Feet of Land
- Zoned: NC2P-55 (M)
- Building upgrades include exterior painting in 2021, new roof in 2022, 4 new roof top HVAC systems in the last 3 years
- Real Estate Taxes are \$34,000 (2025)
- Year Built: 1987
- Tax Parcel Number: 38749000020
- 60 Parking places on site surrounding the building with two curb cuts
- Building is located in the Morgan Junction neighborhood in West Seattle next to U-Haul and many other new developments
- **Price: \$3,400,000**

# PHOTOS

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# INCOME STATEMENT

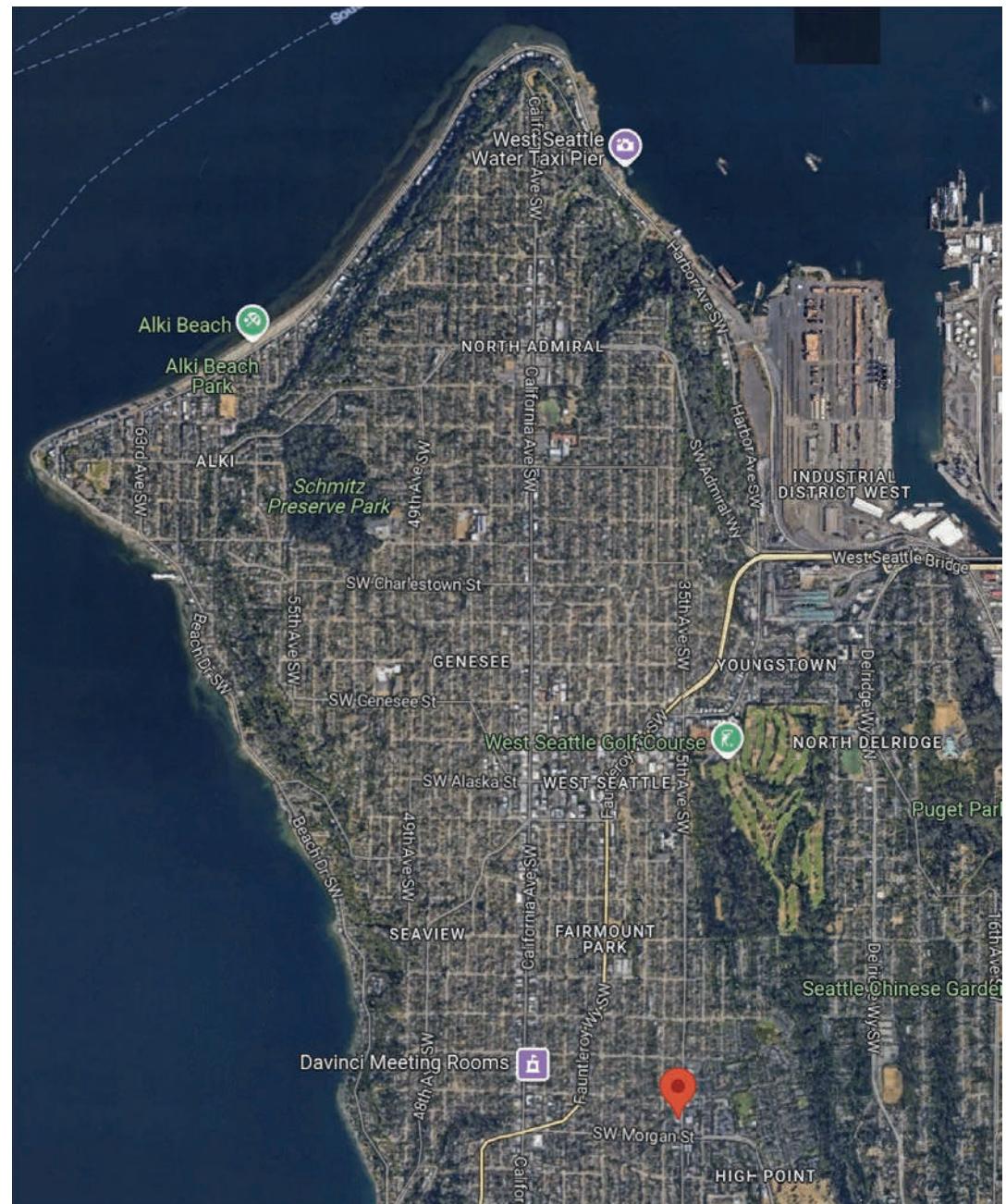
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## 2026 Income Statement

<b>Annual Gross Income:</b>	<b>\$223,380</b>
<b>Annual Operating expenses</b>	
Real Estate Taxes:	\$34,000
Insurance:	\$3,500
Landscaping:	\$1,500
HVAC Maintenance:	\$5,000
Parking Lot Maintenance:	\$2,340
General Maintenance:	\$3,500
Total Expenses:	\$49,840
<b>Net Operating Income:</b>	<b>\$200,084</b>
<b>Offering Price:</b>	<b>\$3,400,000</b>
<b>Cap Rate</b>	<b>5.9%</b>
<b>Price per foot for the Building:</b>	<b>\$373</b>
<b>Price per foot for the Land:</b>	<b>\$113</b>

Two of the Tenants on NNN leases occupy 59% of the building, the other 41% is on a modified gross lease



# AERIAL MAP

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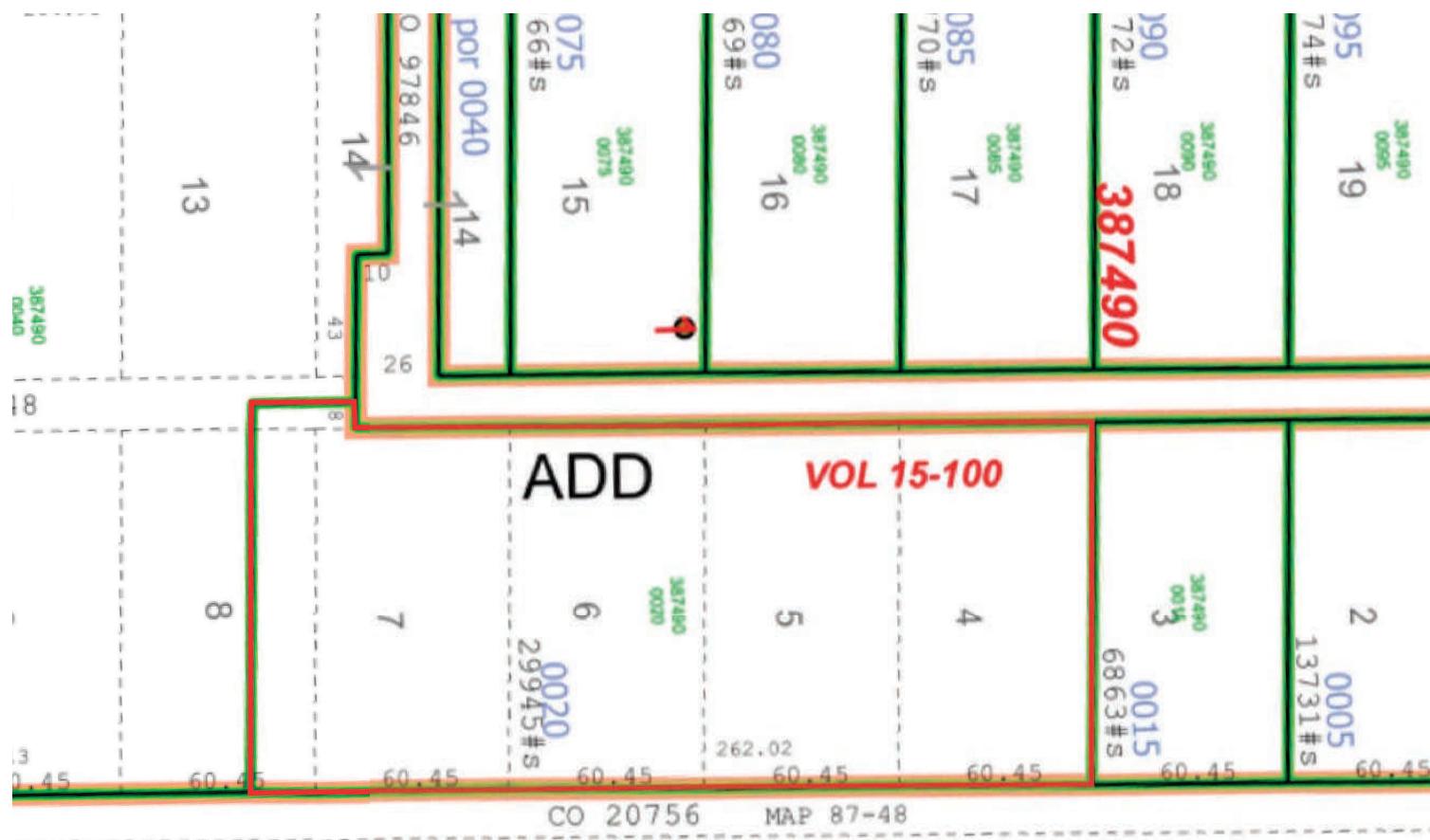
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# SITE MAP

6323 35TH AVENUE SW | SEATTLE, WA 98126

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35TH AV SW

664.385 664.385 N 0°56'12"E

35TH AV SW

**35TH AV SW**  
 CO 20756      MAP 87-48