

FOR SALE

PROMINENT CAPITOL HILL BUILDING

1420 BROADWAY | SEATTLE, WA 98122



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EXECUTIVE SUMMARY

1420 BROADWAY | SEATTLE, 98122



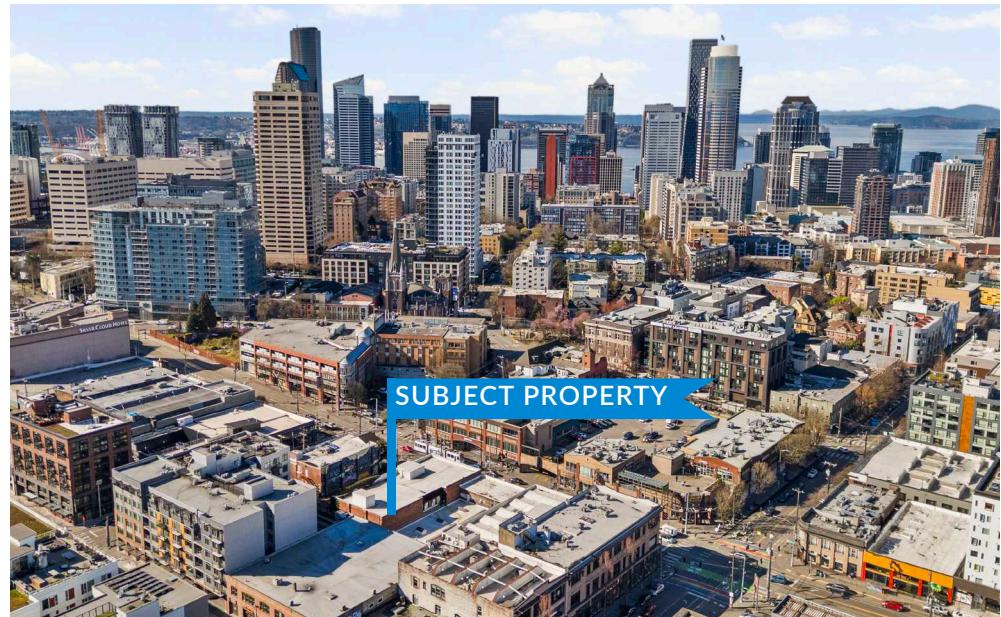
EXECUTIVE SUMMARY

1420 Broadway Ave presents an excellent opportunity for an owner-user to acquire a well-located and versatile industrial building in the heart of Capitol Hill. Totaling **10,680 SF on a 7,680 SF lot**, the property includes ample shop and warehouse space, formerly operated as a glass repair facility, and is well-suited for light manufacturing, automotive services, or general trade use.

The layout offers a functional environment for small to mid-sized businesses, while the upper-level apartment provides flexibility for owner-occupancy, employee housing, or additional income.

Zoned **NC3P-75 (M)**, the property also offers long-term upside through redevelopment potential, should business needs evolve over time. With easy access to the Capitol Hill light rail station, First Hill streetcar, and nearby institutions such as Seattle University, QFC, and regional hospitals, this location supports both business visibility and convenience.

Offered at **\$2,900,000**.



PROPERTY DETAILS

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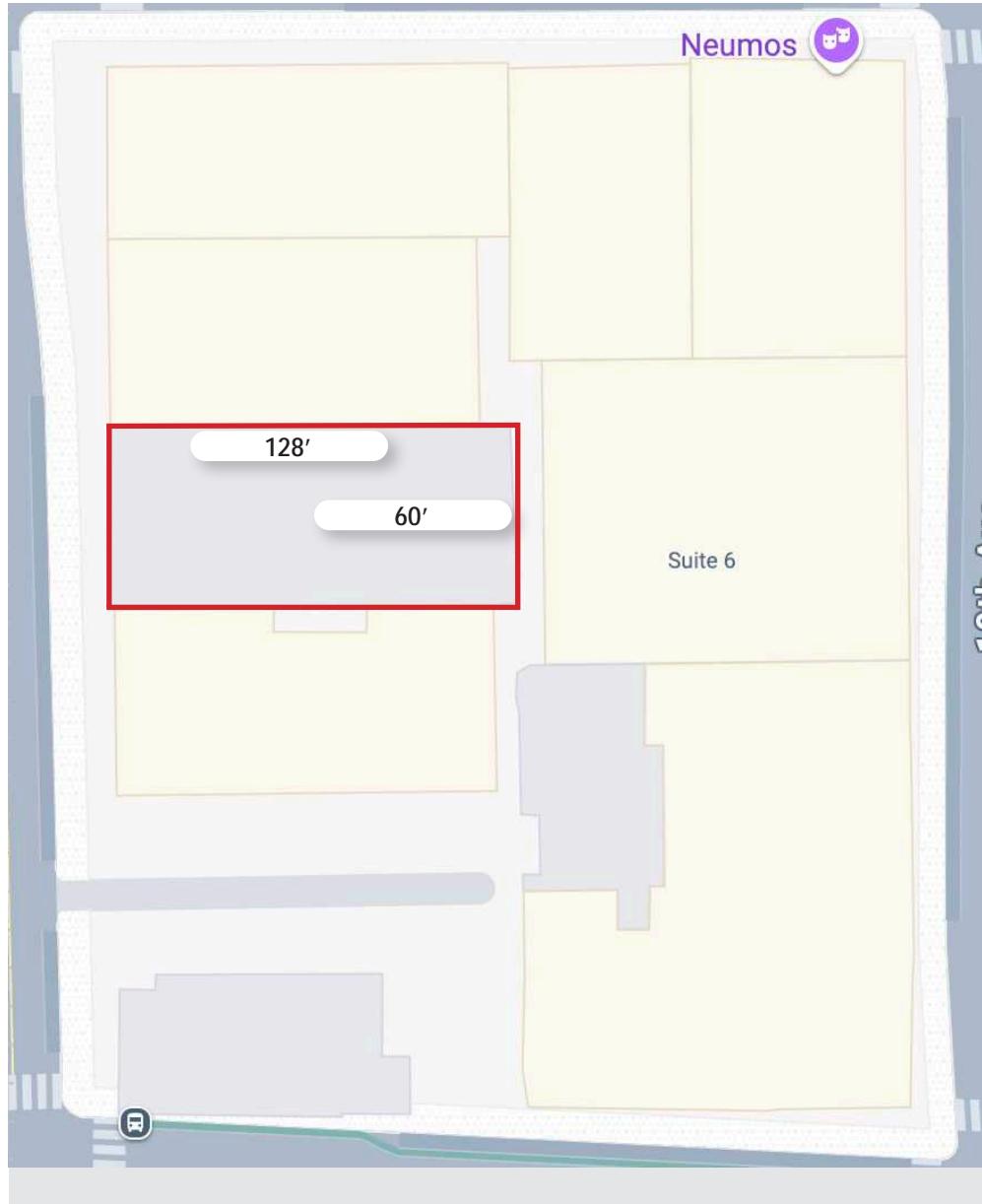
PROPERTY DETAILS

Prime redevelopment site in the heart of Capitol Hill

- Zoning: NC3P-75 (M)
- Lot Size: 7,680 SF
- Total Building: 10,680 SF
- Sited at the 50-Yard line of Capitol Hill at Broadway and E. Pike.
- Excellent option for redevelopment, or for owner-operators
- Former glass repair shop with workshop and retail entry on the first floor, and large apartment on the 2nd floor (accessible via separate door).
- APN: 600300-0025
- Year Built (AKCTA): 1904

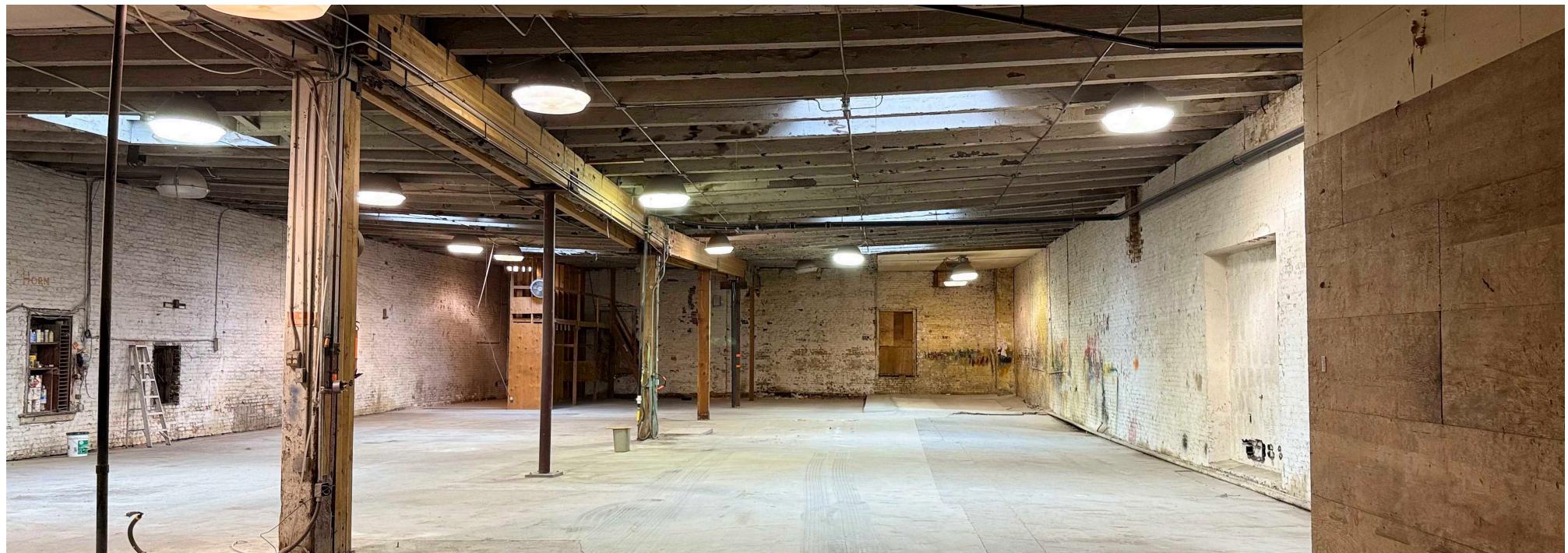
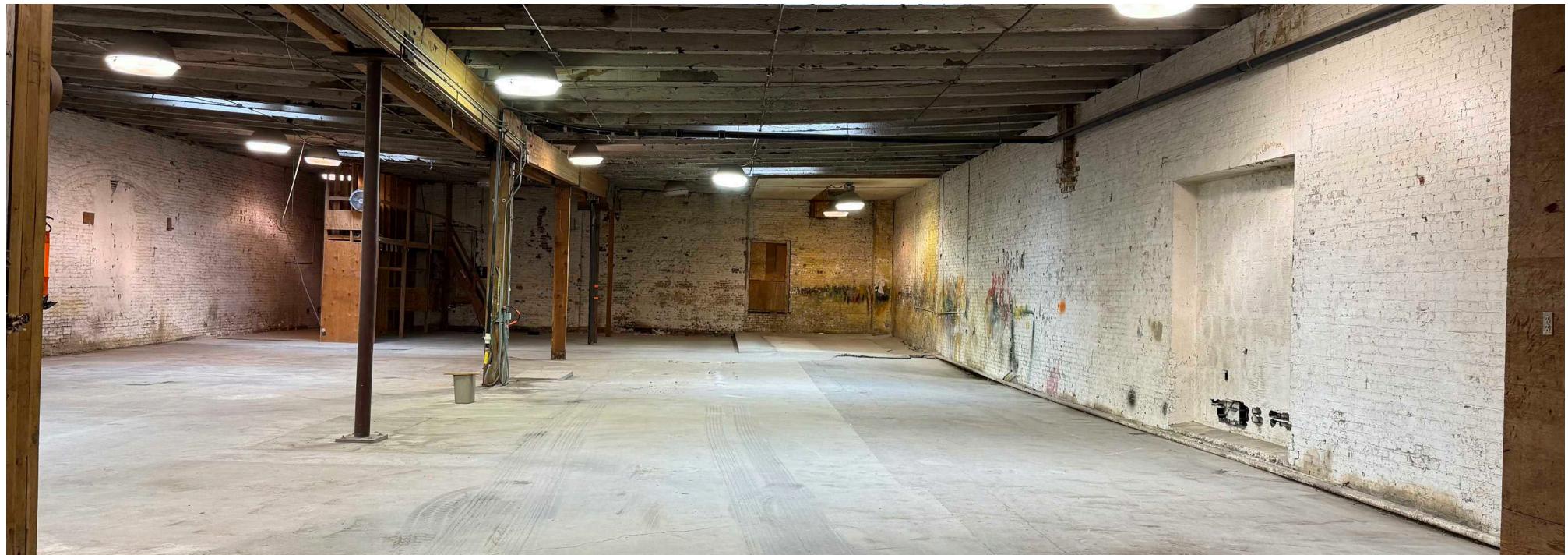
PRICING

- Asking Price: \$2,900,000



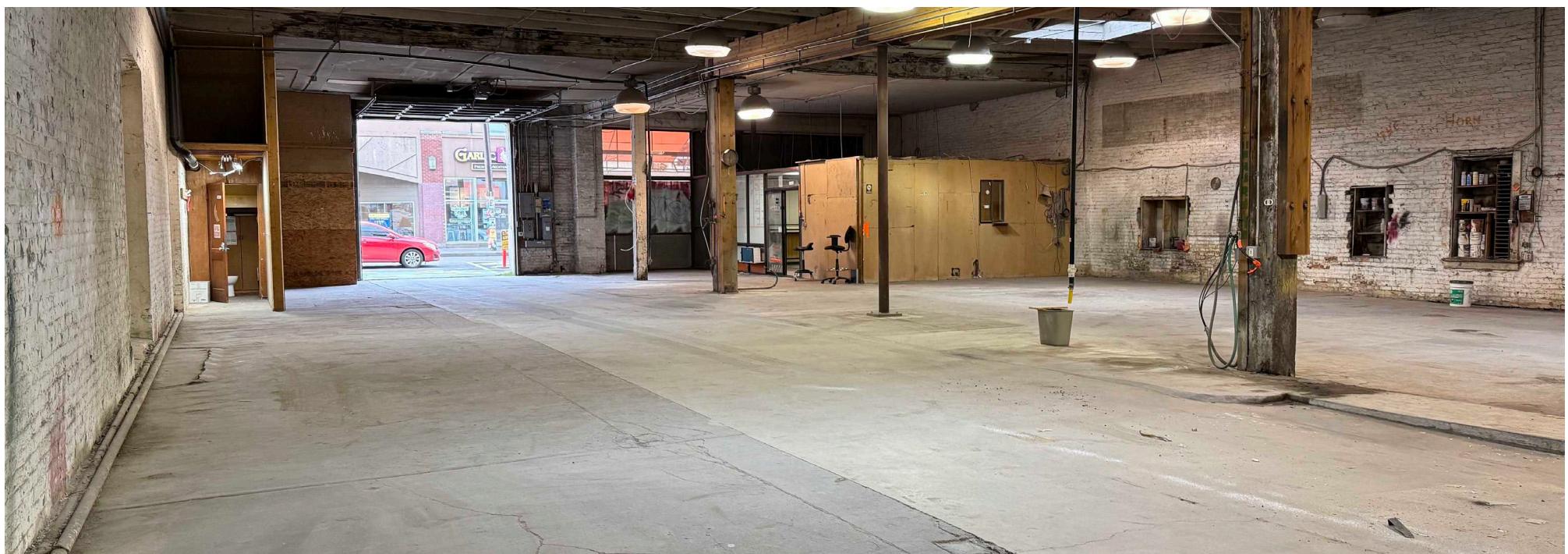
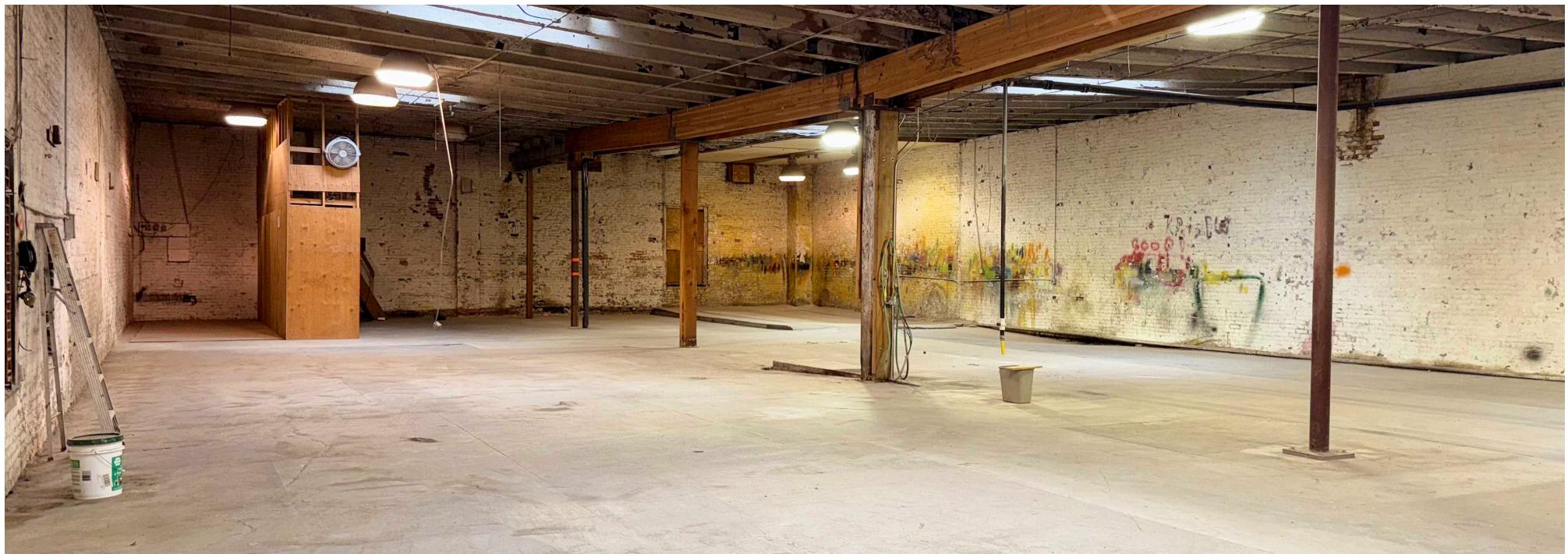
INTERIOR PHOTOS

1420 BROADWAY | SEATTLE, 98122



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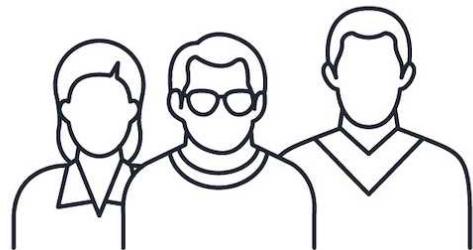
AERIAL IMAGES

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DEMOGRAPHICS

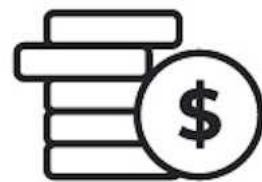
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Population
within 2 miles | **198,068**



Households
within 2 miles | **114,473**



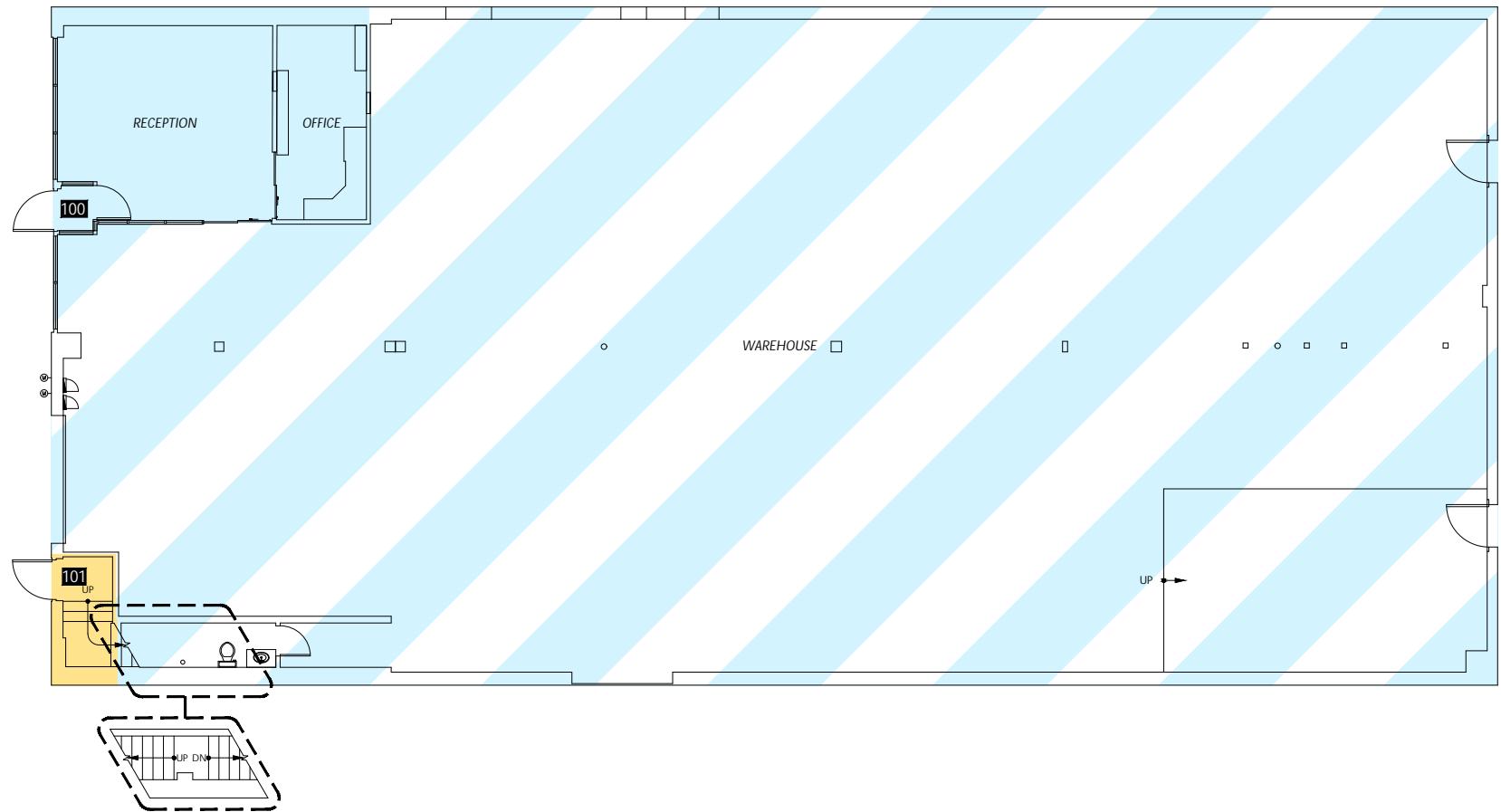
Income
Average Household | **\$138,798**



Education
Bachelor's or higher | **65%**

FLOOR PLAN

1420 BROADWAY | SEATTLE, 98122



Occupant Area

Suite #	Occupant Area
Suite 100 Office	535.91
Suite 100 Warehouse	7,089.18
Suite 101 Entry	66.25

Adjacent building

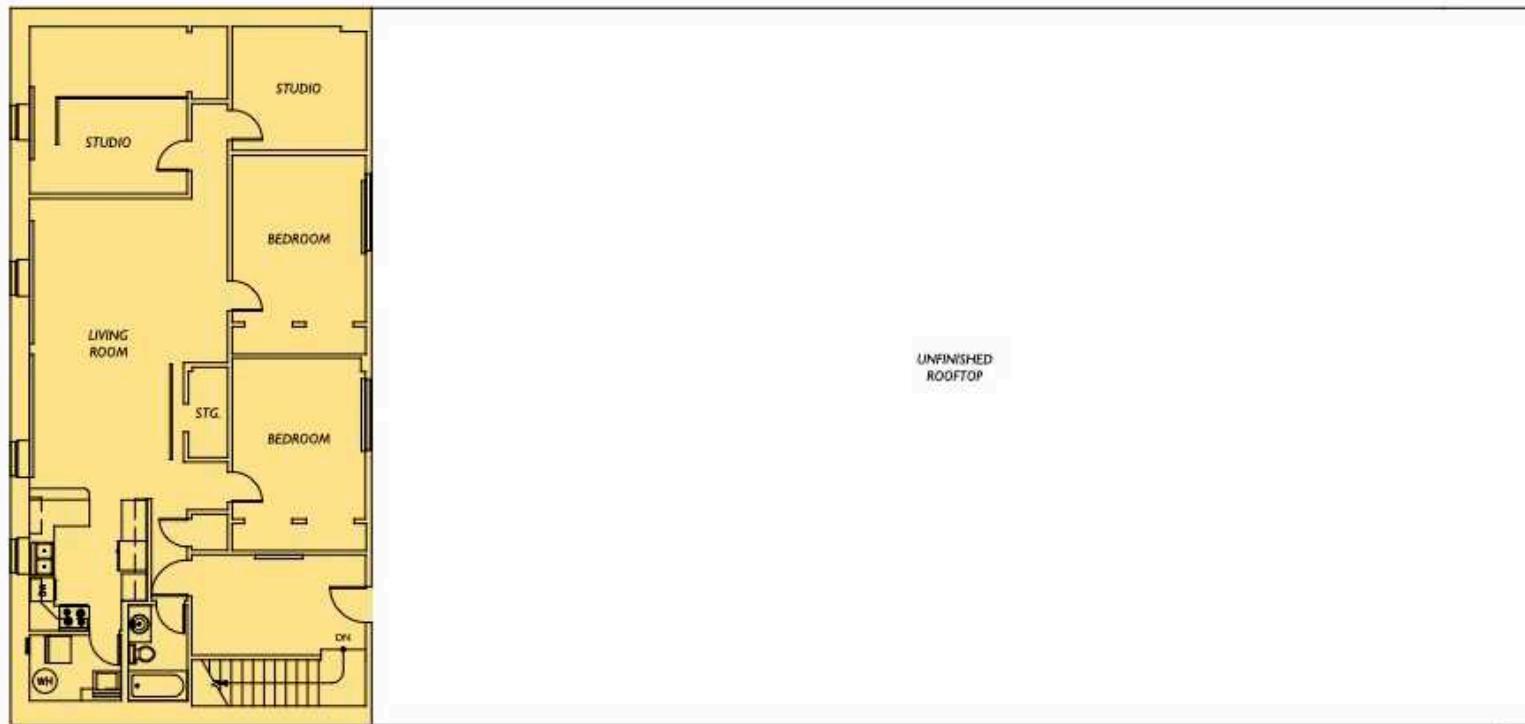
0 10 20 30
Scale: 3/32" = 1'-0"

FLOOR PLAN

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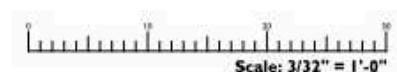
Broadway Avenue

Alley



Suite #	Occupant Area
Suite 101	1,818.51

Adjacent building



AERIAL MAP

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