

NORTHEAST CLEANERS - 7000 35TH AVE NE, SEATTLE



STAND-ALONE BUILDING FOR SALE



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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

NORTHEAST CLEANERS

7000 35TH AVE NE, SEATTLE, WA

Property Features

Corner Retail in the Bryant Neighborhood

Stand-alone building located on a corner lot. Value in the location and land. Current dry cleaner and former gas station with some environmental reports completed.

- Excellent visibility
- Easy access from a signalized corner
- Potential assemblage opportunity
- Infill site in a dense Seattle submarket
- Prime Bryant neighborhood location at 35th Ave NE & NE 70th Street

PROPERTY INFORMATION

BUILDING SF	1,384 SF
LOT SIZE	4,295 SF
SALE PRICE	\$865,000
YEAR BUILT	1949
ZONING	NC1 - 40 (M)



Conveniently Located between Ravenna and View Ridge neighborhoods

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Location

Local access with citywide connectivity.

Located on the corner of 35th Ave NE and NE 70th Street in the Bryant neighborhood. This neighborhood sits conveniently between Ravenna and View Ridge.



Connected at the heart of Northeast Seattle

NORTHEAST CLEANERS

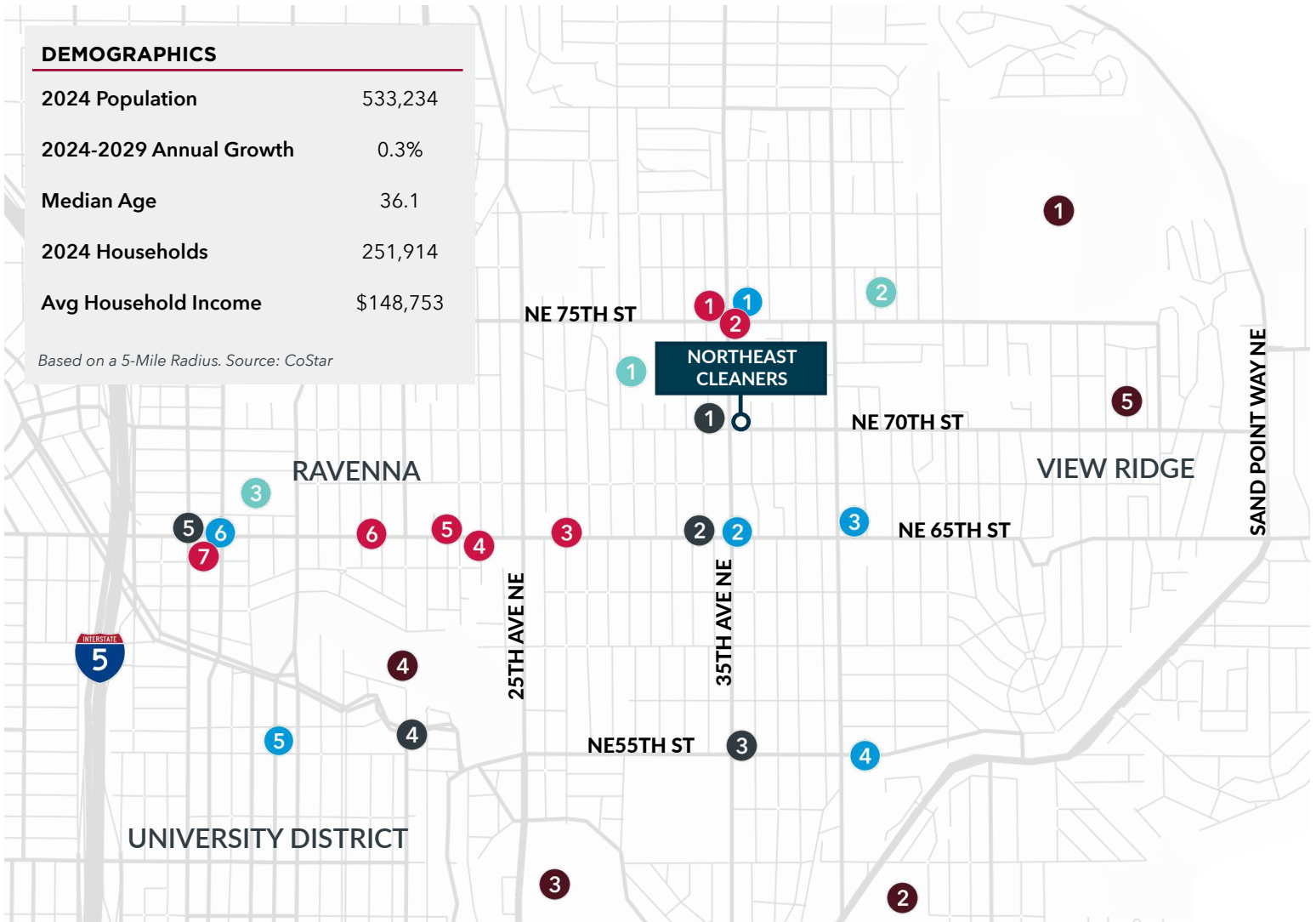
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Surrounding Area

DEMOGRAPHICS

2024 Population	533,234
2024-2029 Annual Growth	0.3%
Median Age	36.1
2024 Households	251,914
Avg Household Income	\$148,753

Based on a 5-Mile Radius. Source: CoStar



● Restaurants ● Coffee & Bakeries ● Grocery Stores ● Local Amenities ● Nearby Schools

- | | | |
|--------------------------|--------------------------------|-------------------------------|
| 1 Akebono | 3 Muddy Waters Coffee Co. | 6 Whole Foods |
| 2 El Pinguino Cacheton | 4 Seattle Sunshine Coffee | 1 Sand Point Country Club |
| 3 Zouave Restaurant | 5 Seven Coffee Roasters Market | 2 Seattle Children's Hospital |
| 4 Harissa Mediterranean | 6 Santo Coffee Co. | 3 University Village |
| 5 Seattle Samosa | 1 Safeway | 4 Cowen Park |
| 6 Cafe Arta & Pub | 2 Wedgwood Mart | 5 View Ridge Playfield Park |
| 7 Due' Cucina | 3 PCC Community Markets | 1 Eckstein Middle School |
| 1 Grateful Bread | 4 Metropolitan Market | 2 Thornton Creek Elementary |
| 2 The Bryant Corner Cafe | 5 U-District Grocery Shop | 3 Roosevelt High School |

Local amenities, eateries, & shops