

# 9218/9220 ROOSEVELT WAY NE

SEATTLE, WA 98115

## MIXED USE/COMMERCIAL/RESIDENTIAL/RETAIL

*Vibrant community with all area amenities & commuting options just steps away*

Prime Commercial Condos at **Maple Court Condominiums** - 2 street-front, adjacent, commercial condo units available, each unit  $\pm$  766 sq ft. Each features private entrances, individual addresses and both are wheelchair accessible with ADA restrooms and ramps, kitchenettes, ample storage and private office spaces within.

Well maintained, with one unit recently fully remodeled. Both suites have open floor plans and include their own water heater, electrical and HVAC systems with air conditioning.

Stop paying rent; great opportunity for owner-users to occupy one unit while renting out the other for additional income. Excellent street visibility, large windows and signage opportunities.

These versatile spaces are perfect for galleries, showrooms, local service offices or retail businesses. Currently owner occupied by law firm and architect. With an excellent Walk Score you'll have high business visibility and you're steps to popular shops, cafes and restaurants in addition to public transportation options; including nearby bus lines and light rail. Just blocks from Maple Leaf Reservoir Park, offering convenience and a community vibe with a steady stream of foot traffic. Strong synergy with I-5, Northgate and Lake City Way - just minutes way. Excellent investment potential with a vibrant community setting, making it ideal for entrepreneurs, business owners and investors seeking a dynamic and convenient location. Strong HOA and wonderful neighbors.

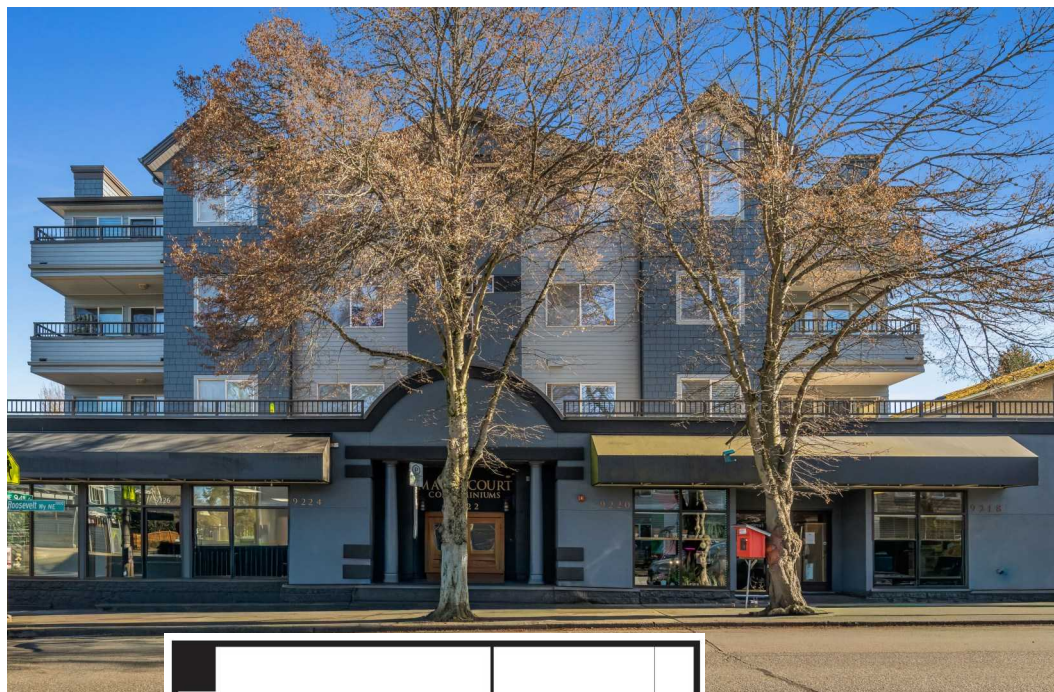
OFFERED AT

# \$ 715,000

MLS 2479805



- 2 Adjacent units sold together, 1,531 total sq ft
- Mixed Use Commercial Residential Retail
- Live/Work design with great lighting throughout
- Each unit approximately 766 sq ft
- Street front, ground level with private entrances
- Wheelchair accessible; ADA restrooms and ramps
- Each with kitchenette, water heater & A/C
- Updated floors and paint in 9220 address
- Abundant storage and private office spaces within
- Large windows and business signage visibility
- Strong HOA and wonderful neighbors
- Commuting options right outside your door
- I5, bus lines and light rail convenient
- Just blocks from Maple Leaf Reservoir Park
- Close to all major conveniences, shopping, cafes, restaurants and more!
- Walk Score = 82/Bike Score = 93
- Great income producing properties
- **Professional pre-inspection provided**



**Kathe Trost**

BROKER • REALTOR® • INVESTOR • DEVELOPER

**TEL (206) 954-1706**

**EML** [kathe@windermere.com](mailto:kathe@windermere.com)

**Jen Post**

BROKER • REALTOR® • INVESTOR

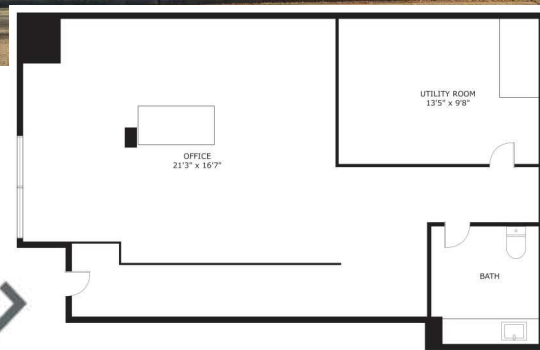
**TEL (206) 468-4118**

**EML** [jenpost@windermere.com](mailto:jenpost@windermere.com)

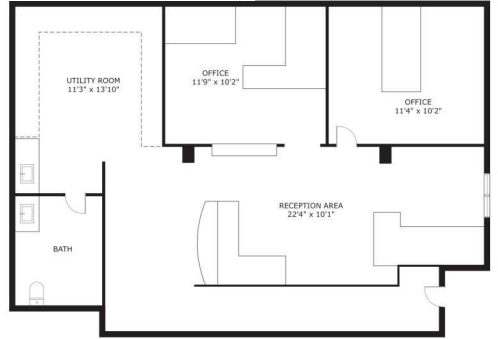
WINDERMERE REAL ESTATE/NORTHWEST

Members of the **Commercial Brokers Association**

**TROSTANDPOST.COM**



9220 Roosevelt Way NE



9218 Roosevelt Way NE