

# Georgetown Single Tenant Warehouse/Showroom For Sale

\$1,800,000



114 S. Findlay St, Seattle, WA 98108

# Property Details

|                                   |   |
|-----------------------------------|---|
| <u>Address/Parcel Numbers/SF:</u> | 112 S. Findlay St. / 526330-0755 / 2,640 SF<br>114 S. Findlay St. / 526330-0760 / 3,160 SF<br>122 S. Findlay St. / 526330-0765 / 3,800 SF<br>Vacant lot (no address) / 526330-0762 / 3,200 SF                               |
| <u>Total 2026 Property Taxes:</u> | \$24,581.45 total annual property taxes for all 4 parcels   |
| <u>Total Lot Square Feet:</u>     | 12,800 SF total   |
| <u>Building Size:</u>             | 5,861 SF  |
| <u>Number of Tenants:</u>         | One (Greater Seattle Floors)  |
| <u>Year Built:</u>                | 2004  |
| <u>Zoning:</u>                    | MML U/85  |
| <u>Current Use:</u>               | Warehouse/Showroom/Office   |
| <u>Features:</u>                  | 12-24 Ft Ceilings<br>3-Phase Power<br>Roll-up loading door<br>3 restrooms including one with a shower<br>2 private offices and open work area on 2 <sup>nd</sup> floor<br>11+ off-street parking spaces & fenced yard space |

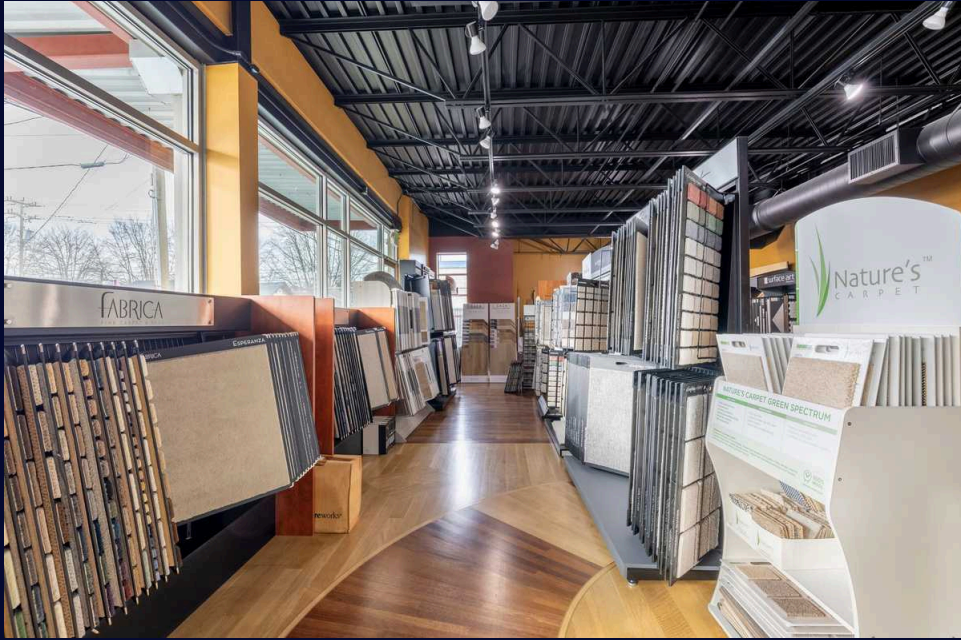
# Lease Overview

Tenant: GSF, Inc.  
Lease Commencement Date: February 1, 2018  
Lease Termination Date: January 31, 2028 \*  
Options to Extend: One 5-year Option to Extend  
Lease Type: NNN  
NOI: \$109,448.88  
Cap Rate: 6.0%  
Base Rent Schedule: 2/1/26 - 1/31/27: \$9,120.74/Mo  
2/1/27 - 1/31/28: \$9,394.36/Mo

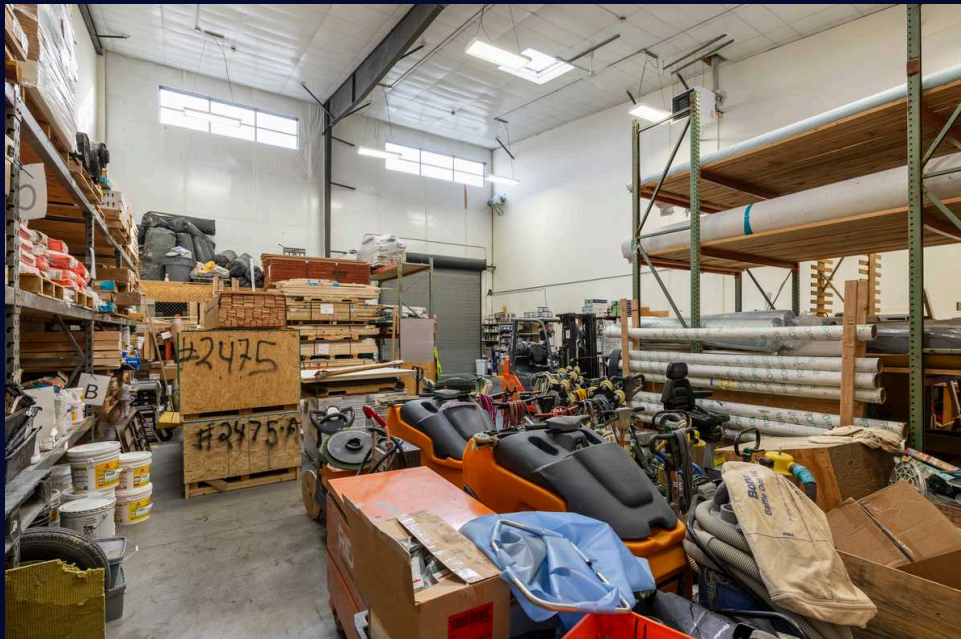
\* Tenant willing to vacate early if desired by buyer



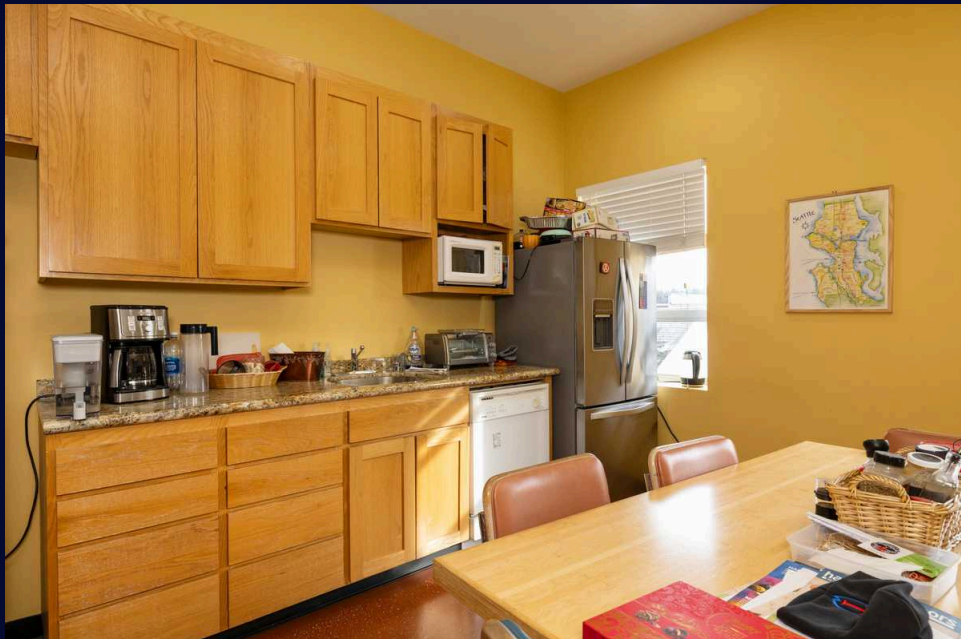
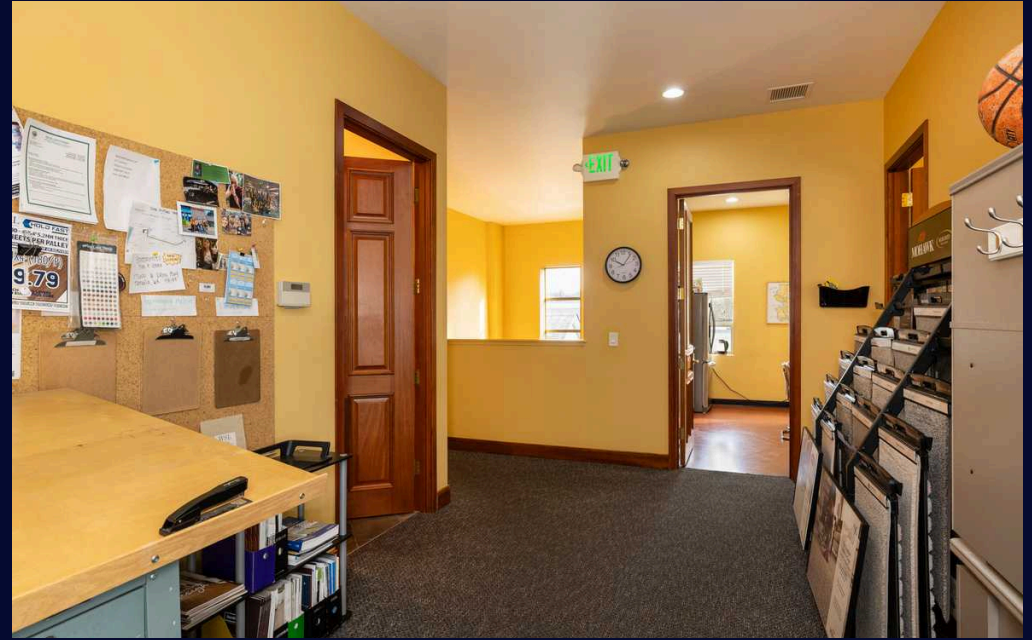
# Showroom Photos



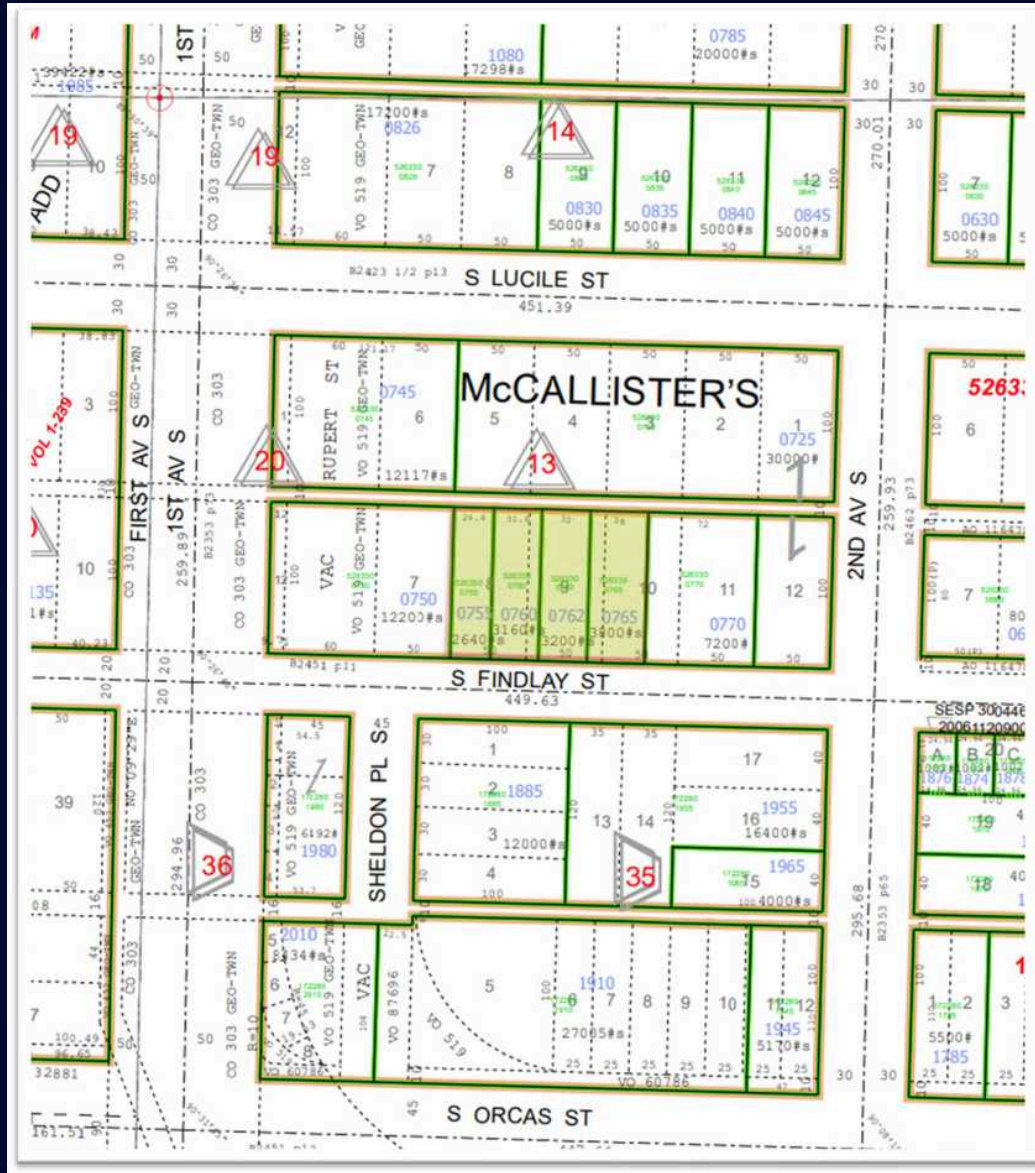
# Warehouse Photos



# 2nd Floor Photos



PLAT MAP



Four parcels totaling 12,800 SF



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