GEORGETOWN INN

6100 Corson Ave S.
Seattle, WA

A rare opportunity to acquire an income-generating hospitality asset in one of Seattle's most supply-constrained and evolving submarkets. The Georgetown Inn features 52 guestrooms across a flexible unit mix, situated on a 28,000 SF NC-55 zoned site with compelling long-term redevelopment potential. With 24 rooms recently renovated and a strong 9.0/10 Expedia.com rating, the property offers a clear value-add opportunity to upgrade the remaining units, align rates with the market, and drive meaningful ADR growth across all 52 keys.

OVERVIEW

SALE PRICE	$7,300,000	**PROFORMA CAP RATE**	9.5%
ADDRESS	6100 Corson Ave S SEATTLE, WA 98108	**BUILDING SF**	22,452 SF
LAND AREA	27,996 SF / 0.64 AC	**GUEST ROOMS**	52
PARCEL NUMBER	692070-0025	**ZONING**	NC3-55 (M)
YEAR BUILT	1992	**PARKING**	AMPLE SURFACE

JAMES TJOA & ASSOCIATES
ADVISORY - BROKERAGE - DEVELOPMENT
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HIGHLIGHTS

Exceptional Guest Satisfaction & Retention:
Boasting consistently high ratings on Expedia.com (9.0/10) and Google Maps, the Inn outperforms local competitors through superior service, and a "boutique" feel.

Prime Transit-Oriented Location:
Strategically positioned at the I-5 corridor (Exit 162), providing frictionless access for business travelers, Boeing Field (BFI) contractors, and tourists. Multiple transit lines within walking distance connect guests to Downtown Seattle in under 20 minutes.

Remodeled Portfolio Upside:
With 24 of the 52 rooms recently renovated (bathrooms and flooring), an investor can immediately implement a "value-add" program to the remaining 28 units to equalize ADR (Average Daily Rate) across the entire inventory.

Operational Efficiency:
Built in 1992: Modern construction standards (fully sprinklered, elevator-serviced).
Unit Mix: 44 standard rooms, 6 kitchenettes for extended stays, and 2 premium suites.