

# FOR SALE

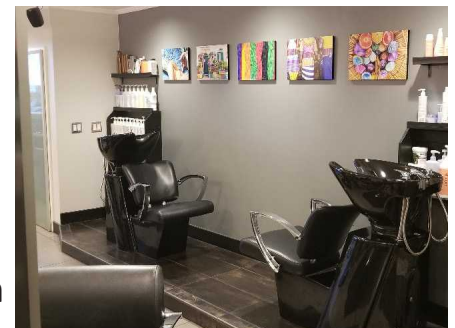
## COMMERCIAL CONDOMINIUM

### Base of Queen Anne Hill



## CURRENTLY BUILT OUT AS A TURN-KEY SUCCESSFUL HAIR SALON

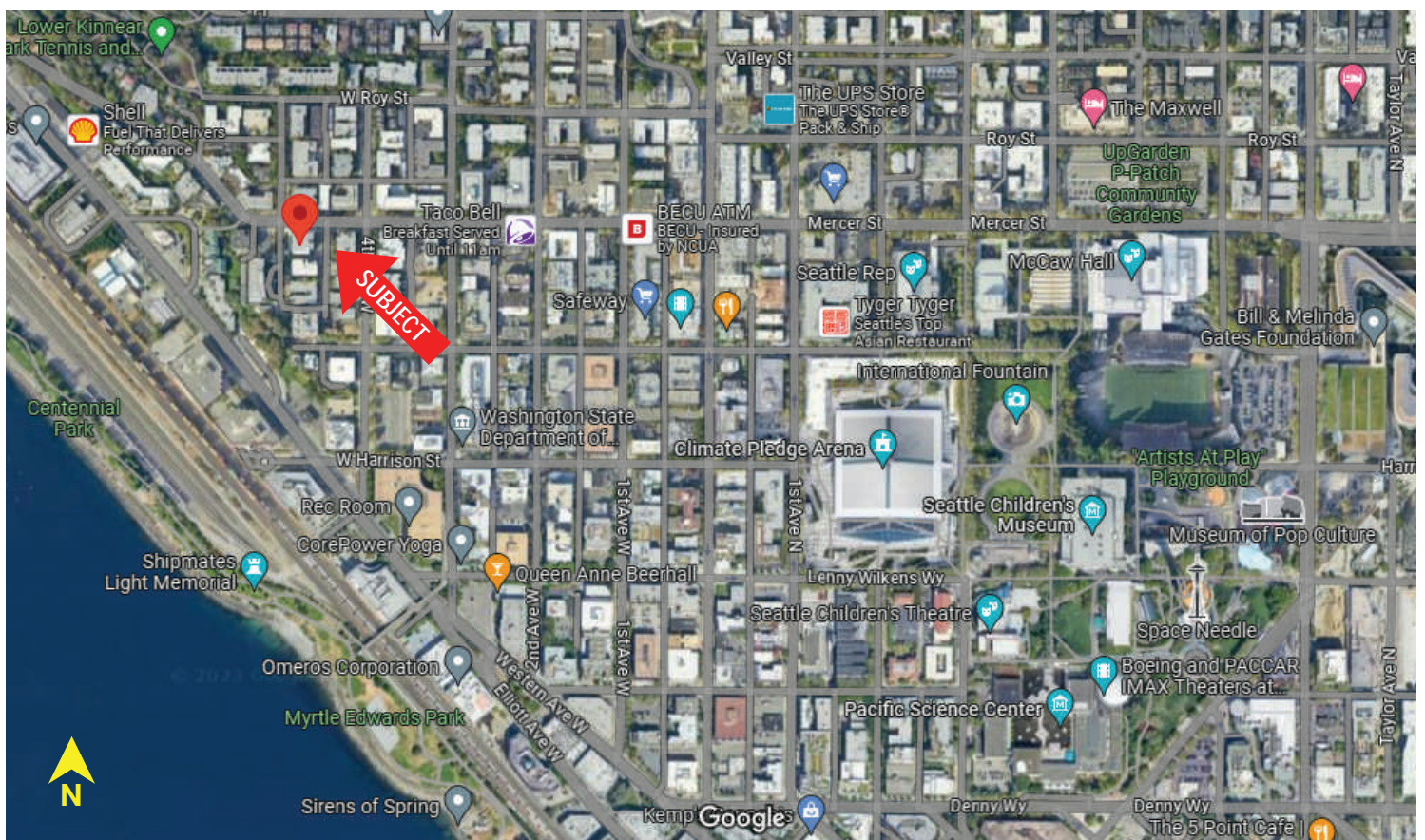
**Location:** 536 5th Ave. W., Suite 102, Seattle, WA 98119  
**Year Built:** 1963 (Extensive Renovation in 2006)  
**Suite Size:** 1,319 Sq. Ft. 11-Story Reinforced Concrete  
**Tax ID:** 5455000331 (34 Units incl. 2 Commercial Suites)  
**Parking:** 3 Spaces included - Potential for Additional Spaces  
**Zoning:** Most Business or Professional Offices Allowed  
**Layout:** Reception Area, 5-Work Stations, 10 Styling Chairs, 3 Shampoo Bowls, Private Office, Break Room, Restroom (Separate Shower), Utility/Laundry Room, 2 Water Heaters & Basement Storage.  
**Sales Price:** \$695,500 (Cashout) HOA Dues: \$692 per month



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**Mercer West Condominiums**  
*Walking Distance to Seattle Center!*

Strategically located on the highly desirable South Slope of Queen Anne Hill, sits a fully equipped beauty salon that can be open for business tomorrow! The current Owner, *Lisa Power Salon*, has owned the commercial suite since 2006 and is an award-winning salon with an excellent reputation. This Condo is on the “50-yard line” in the City with the Space Needle, Climate Pledge Arena, Opera House, Seattle Center, and SIFF are just a short walk away. The synergy of this Uptown neighborhood is unmatched as it is a designated Arts & Culture hub of Seattle. Space can be converted to any other business or professional offices such as for lawyers, accountants, insurance, real estate etc. (Sorry no restaurant or coffee shop.) Current Tenant on a “Month-to-Month” Tenancy paying \$6,150/mo. (Rent: \$6,000 + Extra Parking: \$150).



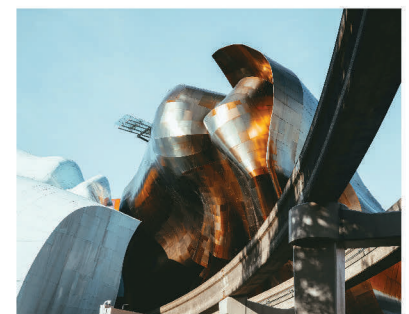
**EASY WALKING DISTANCE TO MAJOR ATTRACTIONS!**



**SPACE NEEDLE**



**CLIMATE PLEDGE ARENA**



**MUSEUM OF POP CULTURE**