

# CIP Auction on Crexi

## FAIRBRIDGE INN EXPRESS TUKWILA - SEATTLE, WASHINGTON

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**AUCTION STARTS**

**JUNE 15, 2026 | 9:00 AM**

### FOR REGISTRATION REQUIREMENTS & REGULATIONS

(<https://learn.crexi.com/how-to-register-for-an-auction-crexi-help-center>)

Contact: Audrey Hanna | Phone: 518-625-8581 | Email: [ahanna@crexi.com](mailto:ahanna@crexi.com)

WA Auctioneer: Auction Company License: Crexi, WA 24004486

### AUCTION TERMS

Auction Type	Reserve
Auction Dates	June 15–17, 2026
Bidding Start	June 15, 2026   9:00 AM (PST)
Starting Bid	\$550,000
Participation Deposit	\$10,000
Earnest Money Deposit	10%
Marketing Fee	5%
Minimum Marketing Fee	\$20,000
Closing Period	60 Days
Close of Escrow Date	08/18/2026

### SCHEDULE A PROPERTY TOUR

Property tours are available by appointment only.  
Please contact the listing broker to schedule a tour.  
Email: [joe.kennedy@crystalip.com](mailto:joe.kennedy@crystalip.com)



Image courtesy of CoStar

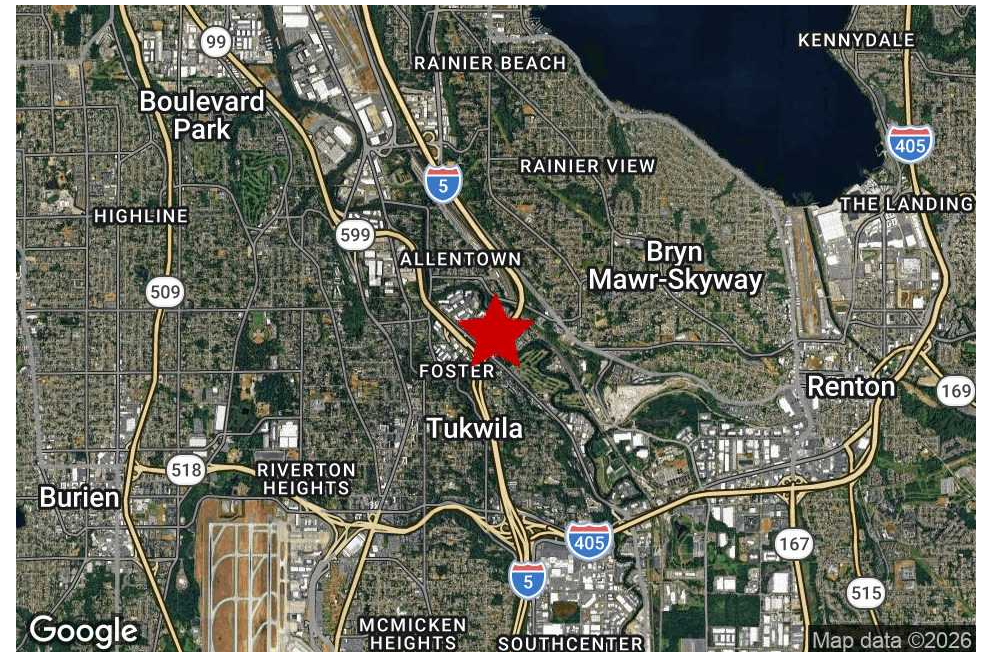




Image courtesy of CoStar



Image courtesy of CoStar

### OFFERING SUMMARY

Property Address	13050 48th Ave S, Seattle, WA 98168
Scale   Service   Keys	Midscale   Select-Service   120 Keys
Building Size (Total)	36,116 SF
Year Built	1980
Year Last Renovated	2013
Number of Buildings	2
Number of Floors	2
APN	000300-0030
Lot Size	2.45 Acres   Leased Land
Zoning	C/LI (Commercial/Light Industrial) & Qualified Opportunity Zone (QOZ)
Parking	97 Spaces - Surface   Ample

- Leased Land / Located In An Opportunity Zone
- Upside For Experienced Owner
- Immediate Upside Through Repositioning Flexibility
- Unencumbered by Franchise or Management
- Prime Airport Submarket Position | ~3 miles to SEA-TAC Int'l Airport
- Market Growth Driven by \$5 Billion SEA-TAC Expansion
- Demand Anchors from Major Employers & Distribution Centers
- Embedded Tourism and Event Demand Drivers
- Excellent Regional Connectivity and Infrastructure Access
- Seattle/Tacoma Area Demand Drivers and Strong Tourism Appeal
- 2026 FIFA World Cup Tourism Expectations

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### PROPERTY DESCRIPTION

The FairBridge Inn Express Tukwila is a 120-key, midscale, select-service hotel located on ~2.45 acres of leased land just 3 miles from Seattle-Tacoma International Airport. The property is comprised of 2 buildings totaling over 36,000 square feet and features an outdoor seasonal pool and hot tub. Guest room mix includes Queen Singles, Queen Doubles, King Singles, and King Deluxe rooms. Hotel amenities include Grab N' Go breakfast, an airport shuttle to SEA-TAC, and ample guest parking. The hotel is unencumbered by brand or management agreements, offering flexibility for repositioning. **Located in an Opportunity Zone.**

Strategically positioned off Interstate 5 and near the I-405 exchange, the property benefits from steady demand generated by the airport, nearby distribution centers, and regional business activity. Current operations are under-optimized, offering upside through active ownership, staffing efficiencies, and professional management. The flexible franchise agreement may be terminated with 30 days' notice, creating options to reduce brand-related costs.

### SEATTLE AREA

Tukwila is a strategically located Seattle suburb just 3 miles from Seattle-Tacoma International Airport (SEA-TAC), which is expected to serve ~53.5 million passengers annually (2025). Known for its strong industrial and logistics presence, Tukwila is home to major employers and distribution hubs, including Boeing, Alaska Airlines, Costco, REI, and the regional UPS and FedEx networks. The city draws consistent demand from airline crews, logistics professionals, and business travelers visiting nearby warehouses, corporate campuses, and commercial parks. With immediate access to I-5, I-405, and SR-518, plus Link light rail service to downtown Seattle and the airport, Tukwila offers reliable connectivity for both short-term stays and regional travel.



Image courtesy of CoStar

### IMPORTANT

Building size is approximate, and all information is obtained from sources deemed reliable but subject to buyer verification.

**All property tours must be arranged through the broker.  
DO NOT CONTACT PROPERTY OR EMPLOYEES!**

Buyer's Brokers will need to obtain a Buyer Paid Fee for this property. There is no Broker commission co-op. Please call with questions regarding this requirement.



Image courtesy of CoStar



Exterior of Building

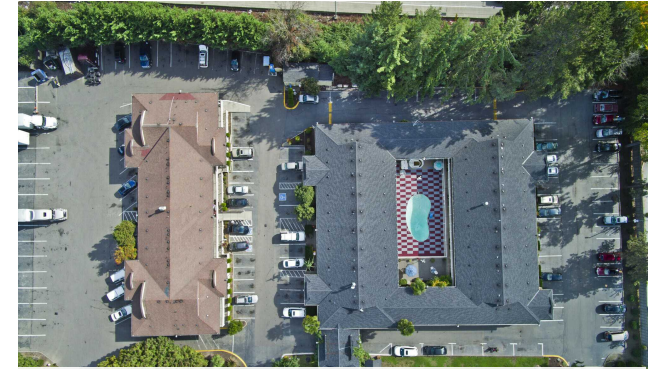


Image courtesy of CoStar



Image courtesy of CoStar



Exterior of Building



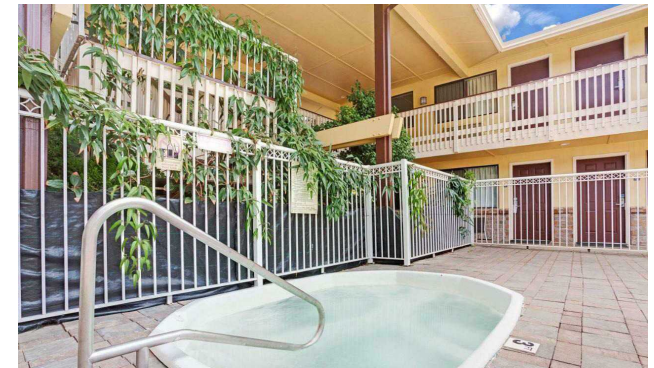
Exterior of Building



Exterior - Pool Area



Exterior - Pool Area



Exterior - Pool Area

### INVESTMENT HIGHLIGHTS

- **Property is located in an OPPORTUNITY ZONE** (Learn More About Qualified Opportunity Zones & Tax Incentives)
- **Prime Airport Submarket Position:** Located ~3 miles from Seattle-Tacoma International Airport, the hotel offers a free airport shuttle, a highly sought-after amenity in this high-traffic corridor serving ~53.5 million passengers annually
- **Immediate Upside Through Repositioning Flexibility:** Unencumbered by management or long-term franchise agreements, with a 30-day franchise exit option, the asset offers investors operational control and rebranding opportunities to maximize NOI
- **Market Growth Driven by \$5 Billion SEA-TAC Expansion:** The ongoing "Upgrade SEA" \$5 billion capital program is enhancing airport capacity and infrastructure ahead of the 2026 FIFA World Cup, reinforcing long-term demand from commercial, airline, and leisure travelers
- **Diverse Demand Anchors from Major Employers:** Tukwila's concentration of logistics, distribution, and corporate headquarters—including Boeing, Alaska Airlines, Costco, and UPS—supports a stable base of year-round business and transient traffic
- **Excellent Regional Connectivity and Infrastructure Access:** Strategic location near I-5, I-405, SR-518, and Link Light Rail ensures strong accessibility for regional travelers, business professionals, and extended-stay guests, mitigating occupancy risk



### INVESTMENT HIGHLIGHTS

- **Embedded Tourism and Event Demand Drivers:** The Seattle-Tacoma corridor is experiencing record tourism growth, cruise ship traffic, and major event expansion, driving consistent visitation and fueling hotel demand across business, leisure, and group segments
- **Seattle/Tacoma Area Demand Drivers and Strong Tourism Appeal:** The Seattle-Tacoma metro area welcomed over 37 million visitors annually, reinforcing its regional tourism strength. Visitors are drawn to Tacoma's vibrant cultural attractions, including the Museum of Glass, Tacoma Dome events, and historic downtown district, and to Puyallup's nationally renowned Washington State Fair and annual Daffodil Festival. These attractions support year-round leisure, event-driven, and extended-stay hotel demand
- **2026 FIFA World Cup Tourism Expectations:** Seattle will host multiple matches during the 2026 FIFA World Cup, an event expected to generate substantial regional economic impact, driving international visitors, media, and staff lodging demand throughout the broader Seattle-Tacoma metro area

