

# FOR SALE

RETAIL/OFFICE/LAND BUILDING INVESTMENT  
WAN BUILDING 6323 35TH AVENUE SW | SEATTLE, WA 98126



**EWING & CLARK**  
INCORPORATED

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# OFFERING SUMMARY

6323 35TH AVENUE SW | SEATTLE, WA 98126



## PROPERTY DETAILS

- 9,112 Square Feet of Building
- Three Unit Building with long term Tenants of which two are on NNN Leases and the other a modified gross lease
- All three Tenant Leases ends mid-year 2028, with no options allowing for Future Development
- 29,945 Square Feet of Land
- Zoned: NC2P-55 (M)
- Building upgrades include exterior painting in 2021, new roof in 2022, 4 new roof top HVAC systems in the last 3 years
- Real Estate Taxes are \$38,138 (2026)
- Year Built: 1987
- Tax Parcel Number: 38749000020
- 60 Parking places on site surrounding the building with two curb cuts
- Building is located in the Morgan Junction neighborhood in West Seattle next to U-Haul and many other new developments
- **Price: \$3,100,000**

# PHOTOS

6323 35TH AVENUE SW | SEATTLE, WA 98126



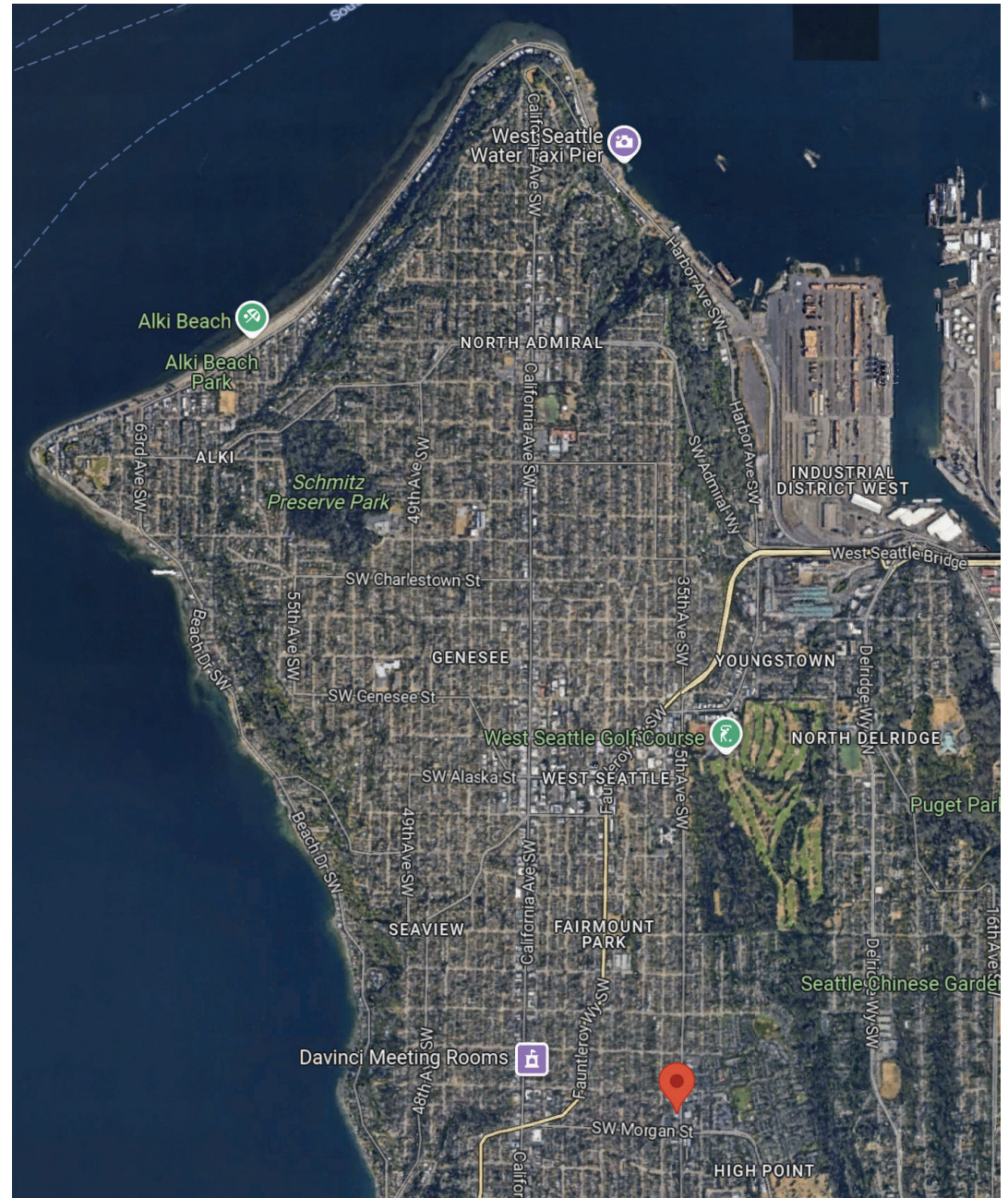
# INCOME STATEMENT

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2026 Income Statement	
<b>Annual Gross Income:</b>	\$223,380
<b>Annual Operating expenses</b>	
Real Estate Taxes:	\$38,138
Insurance:	\$5,461
Landscaping:	\$1,500
HVAC Maintenance:	\$5,000
Parking Lot Maintenance:	\$2,340
General Maintenance:	\$3,500
<b>Total Expenses:</b>	<b>\$56,641</b>
<b>Net Operating Income:</b>	<b>\$200,168</b>
<b>Offering Price:</b>	<b>\$3,100,000</b>
<b>Cap Rate</b>	6.5%
<b>Price per foot for the Building:</b>	\$338
<b>Price per foot for the Land:</b>	\$103

Two of the Tenants on NNN leases occupy 59% of the building, the other 41% is on a modified gross lease



# AERIAL MAP

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# SITE MAP

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