

**YATES
WOOD**

BROKERAGE
& PROPERTY
MANAGEMENT

Since 1944

AVALON 3060

3060 SW AVALON WAY | SEATTLE, WA

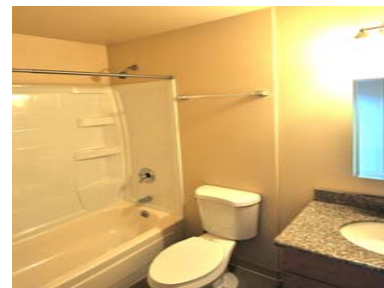


FOR SALE

Presented by

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BOB CRYAN, CHARLIE HEFFERNAN AND JOHN NOVAK ARE MANAGERS OF THE OWNERSHIP ENTITY AND ARE LICENSED BROKERS IN THE STATE OF WASHINGTON. THEY WILL BE REPRESENTING THEMSELVES IN THE SALE OF THIS PROPERTY. BROKERS REPRESENTING BUYERS ARE WELCOME TO SUBMIT OFFERS.

Executive Summary



Executive Highlights

- 12 units
- Built in 1968
- Totally renovated 2013-14
- Feels like new inside & out
- Spectacular views
- Avalon neighborhood of West Seattle
- PRICE \$2,550,000 | CAP 5.04%

Premier Property

- Spacious floor plans
- One (1) and two (2) bedroom apartment homes
- Panoramic views
- 10 parking stalls
- Common laundry

Prime Pivot Point Location

- Attracts downtown employees seeking a quality community with ease of commute
- Appeals to broad employment base

Regional Rent Surge

- The multifamily sector is very strong in Seattle
- Historically employment has grown at twice the national average
- Amazon hiring 1,900 in South Lake Union
- Gates headquarters moved 1,200 employees to lower Queen Anne

