

# FOR SALE: UPTOWN QUEEN ANNE TWO COMMERCIAL CONDOMINIUMS



621 5th Avenue N, Seattle WA 98109



Unit A Exterior



Unit B Exterior

For more information, please contact:

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# PROPERTY OVERVIEW

- Retail or office commercial units with flexible floor plan: 2,944 square feet total that can be combined, and currently have an office build-out.
- The spaces are good for an owner user or investor.
- The Serana commercial condominiums have excellent street-presence in lower Queen Anne close to Gates Foundation, Seattle Center, Amazon Campus and across the street from QFC.
- Vibrant neighborhood with diverse entertainment, restaurants & shopping , transit and bike lanes.
- Recently completed an exterior building reclad with new siding, roof and windows at a cost of \$ 1.2 million.
- Seven deeded parking spaces in surface parking lot in back of building.
- Unit A on Roy Street is 1,088 sf (vacant) with three parking spaces. Dues are \$382/month.
- Unit B on 5th Avenue is 1,856 sf (vacant) with four parking spaces. Dues are \$652/month.
- Will sell Unit B separately for \$685,000.

**Sale Price: \$ 1,075,000 / \$365 per square foot**

Average Household Income	
1 mile	\$72,831
2 mile	\$73,922
3 mile	\$78,527
Population	
1 mile	42,781
2 mile	206,904
3 mile	405,740



# PICTURES



Unit A Offices



Unit B Office



Unit A Offices



Unit B Offices



Parking Lot in Back



Unit B Kitchen



# NEIGHBORHOOD



## Queen Anne Uptown Neighborhood

Uptown Queen Anne is situated between Seattle's towering Queen Anne Hill and the trendy Belltown neighborhood. It is a lively mix of restaurants, shops, residential communities, offices and amenities. The two commercial condos are located at Fifth Ave and Roy, the "Gateway to Uptown," in Queen Anne's burgeoning Urban Center. This office/retail space is one block from the Gates Foundation, Seattle Center, and the Lake to Bay Loop linking South Lake Union to the Seattle waterfront. "Uptown" is one of Seattle's six Urban Centers, slated for significant commercial and residential growth. With a walk score of 95, Uptown is home to the Seattle Space Needle, Seattle Rep and Opera, McCaw Hall, Key Arena, Pacific Science Center, The Experience Music Project, and amenities.

It is in close proximity to downtown Seattle and just a short ride to Westlake Center via the monorail at Seattle Center. It is also serviced by numerous Metro bus routes. Queen Anne has been named one of Seattle's best neighborhoods by Seattle Magazine for multiple years.

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