

FOR SALE: UPTOWN QUEEN ANNE CORNER COMMERCIAL CONDOMINIUM



621 5th Avenue N, Unit B, Seattle WA 98109



Unit B Exterior



Unit B Interior

For more information, please contact:

Peter Argeres 206 268 3310
petera@yateswood.com

**YATES
WOOD**

BROKERAGE
& PROPERTY
MANAGEMENT

Since 1944

PROPERTY OVERVIEW



Surface Parking Lot in Back of Building

- Retail or office commercial unit with flexible floor plan: 1,856 square feet total that currently has an office build-out.
- The space is 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 and Amazon Campus .
- 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.
- Four deeded parking spaces in surface parking lot in back of building.
- Unit B on 5th Avenue is 1,856 sf with dues of \$652/month.
- Will sell in combination with Unit A for total of 2,944 sf at price of \$1,075,000.

Sale Price: \$685,000 / \$369 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

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.

For more information, please contact:

Peter Argeres 206 268 3310
petera@yateswood.com

**YATES
WOOD**

BROKERAGE
& PROPERTY
MANAGEMENT

Since 1944