For Sale
Land with Commercial House

7601 35th Avenue SW, Seattle, WA 98126

HIGHLIGHTS:

- 6,870 SF of Land - Corner lot
- Zoned: NC2P40
- Commercial House of 1,036 SF that has been remodeled
- Great visibility on the corner of 35th Avenue SW and SW Ida Street
- **Price: $925,000**

For more information, please contact:

YATES WOOD
BROKERAGE & PROPERTY MANAGEMENT

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Brokerage & Property Management Services
425 Pontius Ave N, Suite 203 Seattle, WA 98109 www.yateswood.com

Executive Summary
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- **Use:** Commercial House current use is Howden—Kennedy Funeral Home.
- **Gross Area:** 1,036 SF of Building Area.
- **Building Upgrades:** Down to the studs complete remodel. New plumbing, electrical, HVAC Systems, bathroom, kitchenette, windows, roof, and security system. All ADA compliant.
- **Building Layout:** Two large open rooms with two private offices and one bathroom.
- **Parking:** One off street parking space.
- **Security:** Built-in security and cameras throughout the building.
- **Land Area:** 6,870 SF of land Zoned NC2P40
- **Tax Parcel Number:** 249220 0655 05
- **Building Age:** 1922 - Remodeled in 2014.
- **Transit Score:** 44 . A few nearby public transit options.
- **Potential:** This property can be developed now or in the future or take advantage of the high end office build-out with great street exposure.

The information contained herein was compiled from information furnished by sources deemed reliable. However, its accuracy is not guaranteed. Prospective purchasers should verify all such information on their own behalf, or have the information verified by their own attorney, accountant or business advisor.

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Photos
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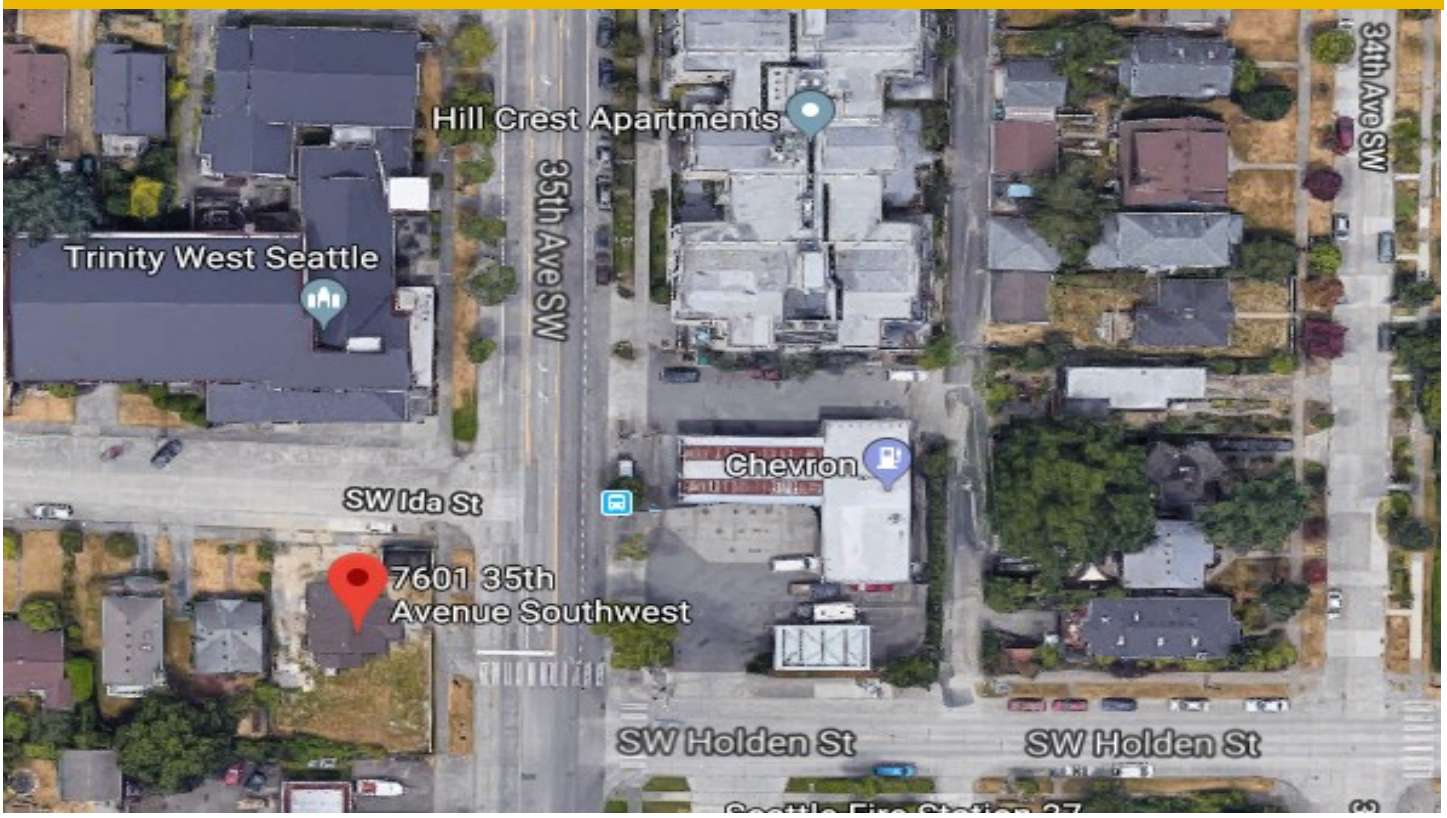
Aerial View & Site Map
7601 35th Avenue SW, Seattle, WA 98126



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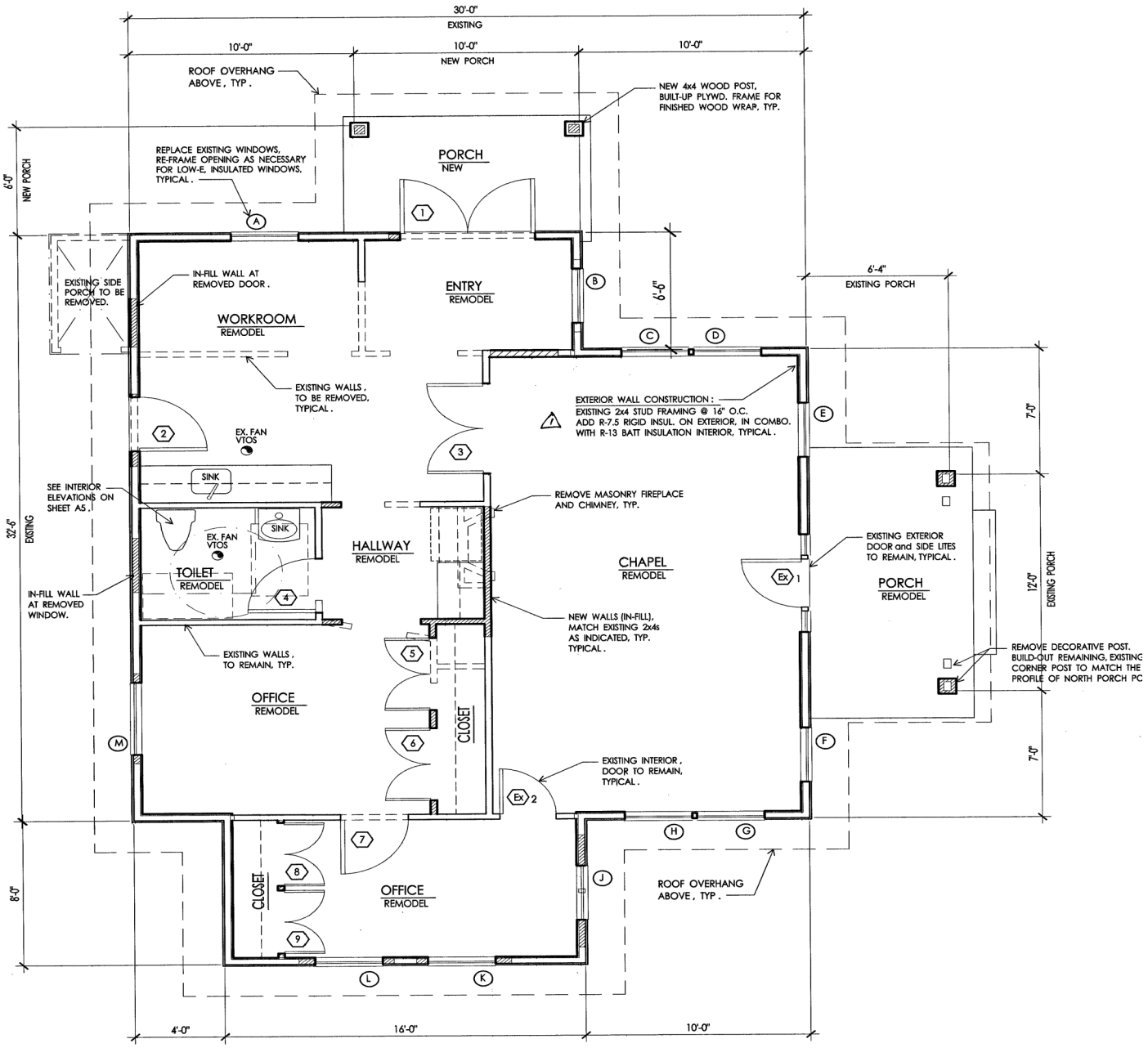
Floor Plan
7601 35th Avenue SW Seattle, WA 98126



1 MAIN FLOOR CONSTRUCTION PLAN

1/4" = 1'-0"

NORTH

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