



PROPERTY HIGHLIGHTS

- ✓ Two separate condo units, with a total SF of 3,036 KCA
R-1 1,472 SF-East
R-2 1,564 SF-West
- ✓ Parking- 4 deeded parking spaces and 2 storage units included in price
- ✓ Additional parking stalls-5 spaces can be purchased for \$35,000 each
- ✓ R-1 is leased to O.W.N Fitness at 1,259 SF
- ✓ R-2 is leased to Wellness Occupational Therapy at 2,034 SF
- ✓ Good visibility on the corner with high ceilings and large windows.
- ✓ Great Wallingford location with lots of amenities and good street parking
- ✓ Stable leased investment at a 5.5% Cap Rate
- ✓ Dues: R-1 \$467
R-2 \$496
- ✓ \$1,725,000



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PROPERTY PICTURES | R-1

2205 North 45th Street Seattle, WA 98103

**YATES
WOOD**
BROKERAGE
& PROPERTY
MANAGEMENT



PROPERTY PICTURES | R-2

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NEIGHBORHOOD PROFILE-WALLINGFORD

YATES
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BROKERAGE
& PROPERTY
MANAGEMENT

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Wallingford is a neighborhood in north central Seattle, lying on a hill above the north shore of Lake Union about four miles from the downtown core. Commercial development is primarily concentrated along North 45th Street where a number of iconic structures stand including the neon "WALLINGFORD" sign, the Wallingford Center, and the original Dick's Drive-In. With its central location, numerous public amenities, including the world-renowned Gas Works Park, and views of both the Olympic and Cascade mountains, Wallingford has long been home to many middle and upper-class families. While Wallingford is mostly residential in nature, the neighborhood's southern edge, along Lake Union, has historically been an industrial and commercial business strip. In recent years, numerous office buildings have been developed as an extension of the burgeoning business center in neighboring Fremont.

PROPERTY LOCATION

2205 North 45th Street Seattle, WA 98103

