

FULLY LEASED MIXED USE INVESTMENT OPPORTUNITY | WALLINGFORD

1320 North 45th Street Seattle WA 98103

YATES
WOOD

BROKERAGE
& PROPERTY
MANAGEMENT

FOR SALE



PROPERTY HIGHLIGHTS

- ✓ 3 Unit Building:
2 Apartment units plus 1 retail unit
- ✓ Building Size: 4,507 SF
- ✓ Land Size: 2,160SF
- ✓ Apartments currently leased month-to-month
- ✓ Retail spaced leased to a well established neighborhood business
- ✓ NOI: \$85,303 Cap Rate 4.3%
- ✓ Price: \$1,950,000.00



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EXECUTIVE SUMMARY

1320 North 45th Street Seattle, WA 98103

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BUILDING USE

Approximately 1,850 square feet of ground floor retail. Two well maintained, spacious apartment units with upside rental potential

LOCATION

Located in the heart of Wallingford. Close proximity to restaurants, shops, Green Lake, and other amenities

APARTMENT DESCRIPTION

Two light filled second story townhouse style units with vaulted ceilings, master bedroom, office/den, one and a half baths, decks, dishwasher, garbage disposal, and large laundry room. Each apartment is 1,115 SF

RETAIL DESCRIPTION

Well maintained retail space with character, open floor plan, and high ceilings. The retail space is approximately 1,850 SF

GROSS BUILDING SIZE

4,507 SF

LAND SIZE

2,160SF Zoned NC2-55 (M)

BUILDING AGE

Built in 1997

TRANSIT SCORE

60

WALKING SCORE

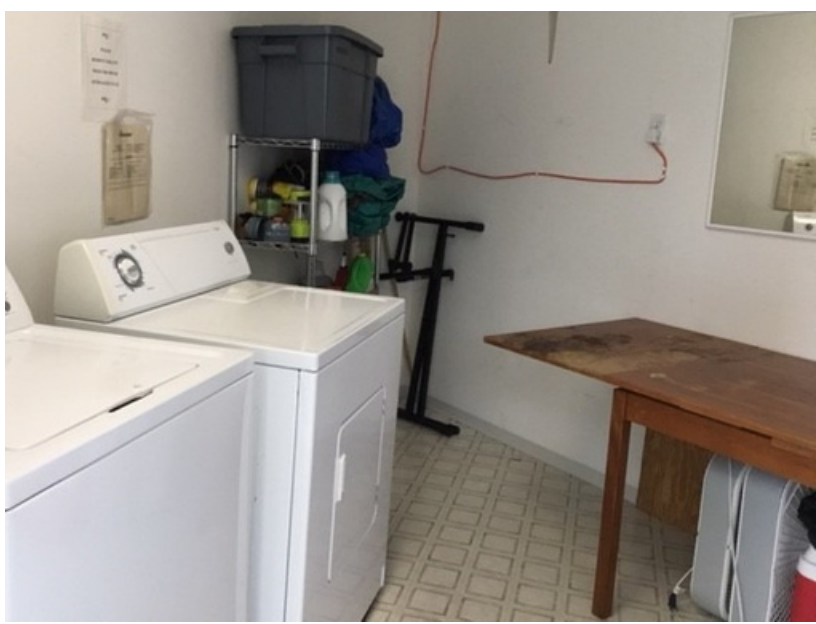
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TAX PARCEL NUMBER

686520-0940

PROPERTY PICTURES-APARTMENTS

1320 North 45th Street Seattle, WA 98103



PROPERTY PICTURES-RETAIL

1320 North 45th Street Seattle, WA 98103

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NEIGHBORHOOD PROFILE-WALLINGFORD

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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.

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