

FOR SALE

Washington Machine Building

5201 1st Avenue South, Seattle



CONTACT

Jim Kidder, SIOR
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FOR SALE

Washington Machine Building

INVESTMENT OVERVIEW

Property Configuration

The 43,544 SF site is rectangular and bounded by 1st Ave S on the east, Utah Avenue on the west just south of South Dawson St. Site dimensions are 236 feet wide and 183 feet deep.

Existing Improvements

24,682 SF structure originally developed in 1927 and remodeled in 1940. The property is currently leased to three tenants, two are month-to-month.

Locality

City of Seattle, Georgetown.

Access

First Avenue South is a main thorough-fare through the SoDo business district into the City of Seattle. It also has full access to Hwy 99 and I-5 via S. Michigan St. and local surface streets.

Zoning

The property is zoned IG2 with maximum height limit of 85 feet.

Parking

The site has on-site parking stalls and small yard area.



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INVESTMENT OVERVIEW

ASKING RATE \$4,350,000 \$4,750,000
Income is \$15,800 per month, gross

LOCATION 5201 1st Ave S, Seattle, WA

UNITS 3

BUILDING SIZE ±24,682 SF

LAND AREA ±43,544 SF

LOT DIMENSIONS ±235' wide x 183' deep

YEAR BUILT 1927 / 1940

OCCUPANCY 100%

PARCEL # 526330-0985

ZONING IG2 U/85

LOCATION Georgetown



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PROPERTY AERIAL



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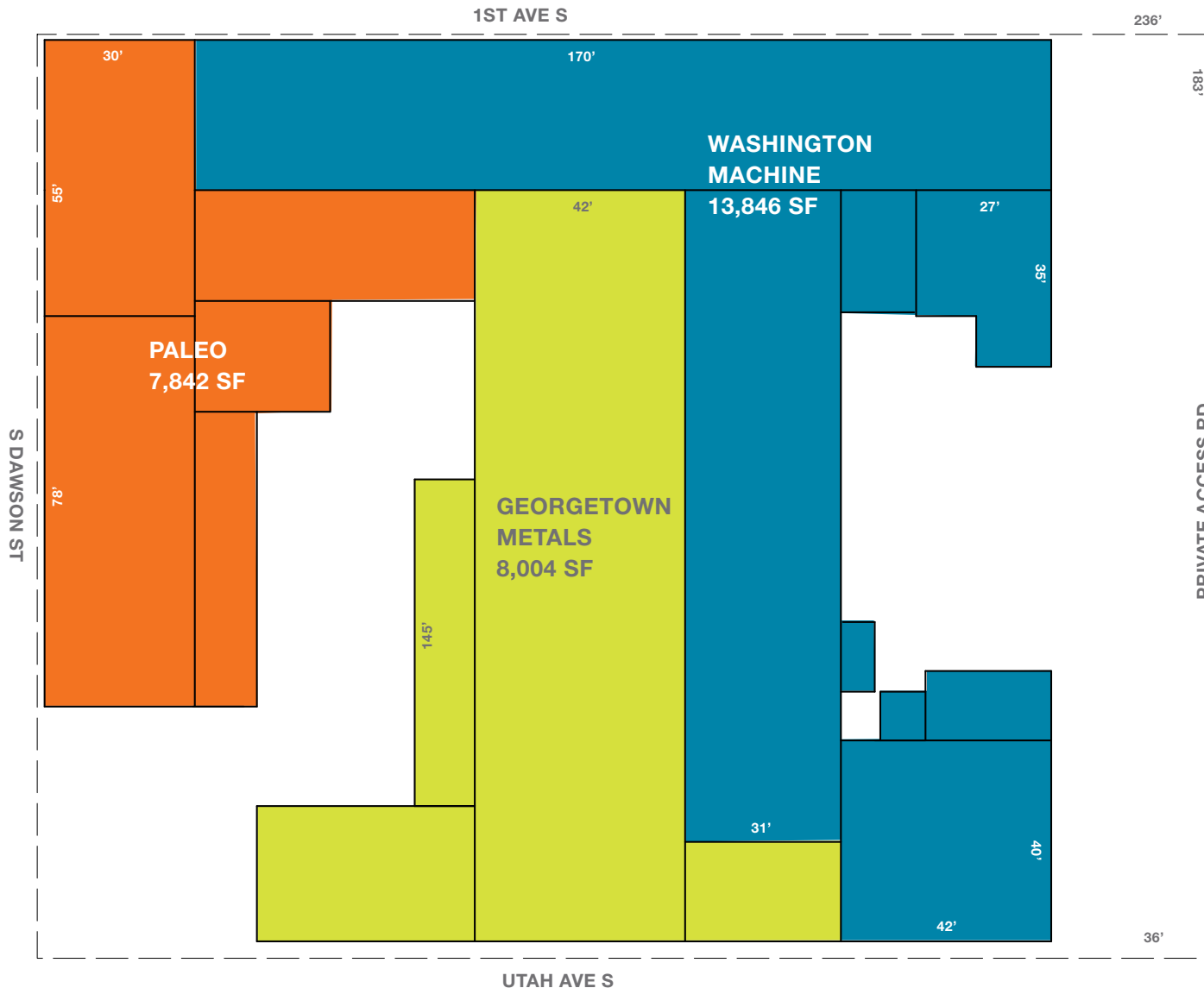
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FLOOR PLAN



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