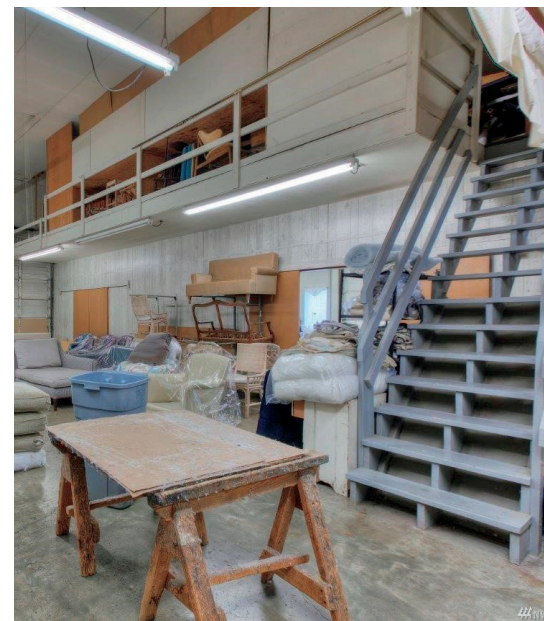
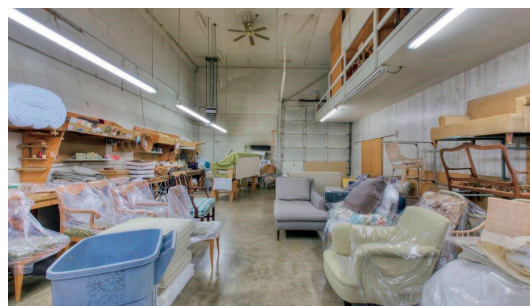
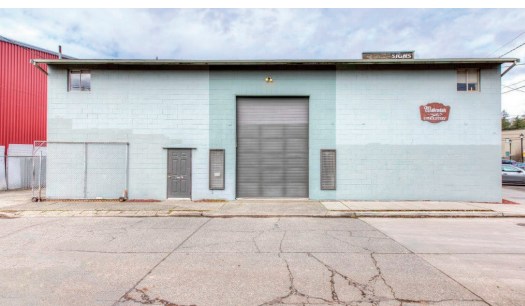


6011 12TH AVE S, SEATTLE, WA 98108

Offered at \$2,060,000



### 3,093 SQFT LOT SIZE

Freestanding Commercial Property Zoned C2-40 for Your Business and Ready to Go. This 3,080 sq ft building sits on a 3,093 sq ft lot and is currently home to 1 retail upholstery business. Great stand alone retail/commercial building located in bustling Georgetown neighborhood features open great room, restroom, 2 bay doors and 3 access doors. Upper Level Features Multiple Offices, Conference Room, Kitchen and Restroom. Rare commercial property opportunity in Seattle's desirable neighborhood. Several storage rooms with attached unit with bedrooms/work opportunities. 2 Parking spots in back in fully fenced area and load zone out front. Full of potential for any kind of business, shop, offices. Easy access to freeways across from restaurants.



**Jim Dierst**


Broker

p: (206) 650-7377

e: jimdi@johnlscott.com

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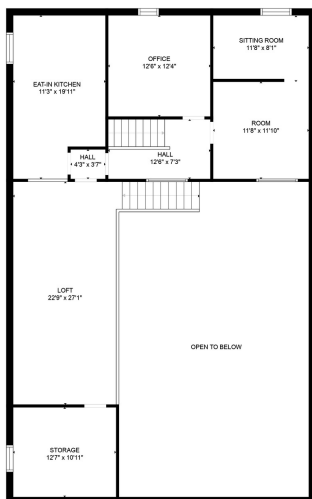
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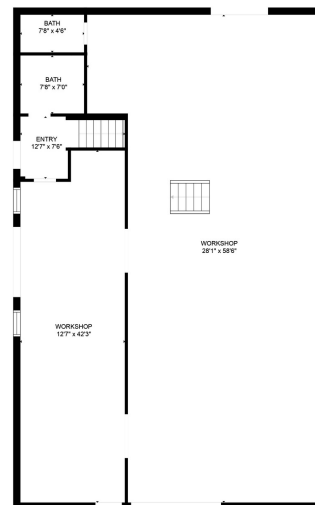
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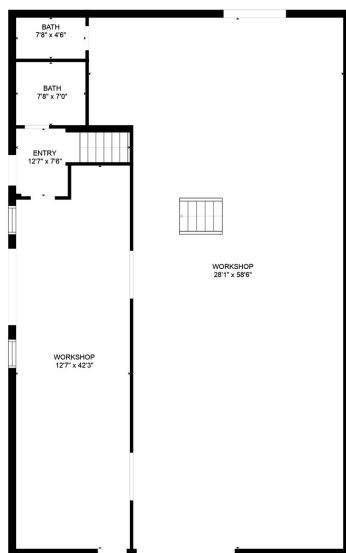
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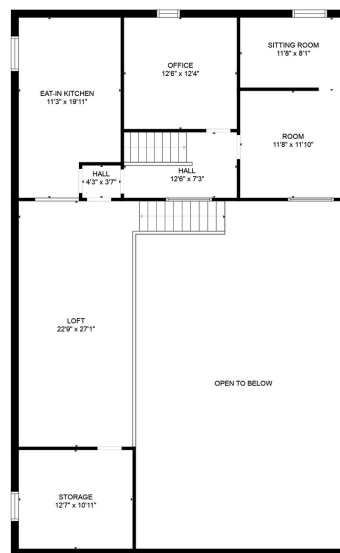
GROSS INTERNAL AREA  
FLOOR 1: 1212 sq. ft. FLOOR 2: 1260 sq. ft.  
TOTAL: 3373 sq. ft.



GROSS INTERNAL AREA  
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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
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