

Lot:

8300 Wabash Ave S , Seattle 98118



Property Sub Type:	Commercial Industrial	County:	King
Status:	Active - 8/ 6/26	Area:	380
Listing #:	2564997	Map:	
Year Built:	1942	Grid:	
DOM:	0	CDOM:	0
Style:	60 - Comm Bldg Und 10K	Acreage:	0.124 ac
Community:	Rainier Valley	Lot Size:	5,393 sf
Zoning:	City	Appx SF:	
General:	Commercial, Multi-Family, Residential, Retail		
Gr Sch Inc:	\$4,200	Bldg SF:	708 sf
Vacancy Rt:		Office SF:	
Gr Adj Inc:		Whse SF:	
Total Exp:		Park Cov/Unc:	-/-
Net Opr Inc:		Tax Year:	
Cap Rate:		Annual Taxes:	
First Refusal:	No	BBC:	2.5%
BBC Comments:			

Features:		Site Frontage:	
Energy Source:	Electric	Lot Depth:	
Heating/Cooling:		# Pads:	
Floor Covering:	Laminate, Laminate Tile, Wall to Wall Carpet	Pad Ready:	
Loading:		Envir. Survey:	No
Terms:	Cash Out, Conventional, Owner Financing	Bndry Survey:	No
Foundation:	Poured Concrete		
Roof Type:	Torch Down		
Exterior:	Wood		
Sewer:	Sewer Connected		

Built Green:	HERS Score:	EPS Score:	LEED:
NWMLS Cert:	Cnstrct Mthds:		

Directions:	Rainier Ave South at the corner of Wabash Ave South. Signs on building.
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Marketing Remarks:	Exceptional opportunity to own a commercial property in Seattle’s highly sought-after Rainier Valley. SELLER FINANCING available with flexible Terms. Value in the Land and cashflow. Situated on a prominent corner lot, this 708 SF commercial building sits on a 5,393 SF parcel zoned NC2-55(M), offering excellent long-term investment and redevelopment potential (buyer to verify permitted uses with the City of Seattle). The property is currently occupied by three tenants on short-term leases, generating approximately \$4,200 per month in gross rental income, Tenants pay utilities, making it an attractive option for investors seeking immediate cash flow while exploring future redevelopment opportunities. Conveniently located along a busy commercial corridor with strong visibility and access. Please do not disturb tenants. Signage on Building. Showings by appointment only.
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Offers:	Seller intends to review offers upon receipt
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