



FOR SALE



PROPERTY HIGHLIGHTS

- ✓ 3 Unit Building:
2 Apartment units plus 1 Retail unit
- ✓ Building Size: 3,576 SF
- ✓ Land Size: 2,160 SF
- ✓ Apartments currently leased month-to-month
- ✓ Retail tenant will vacate December 2022
- ✓ Price: \$1,950,000.00



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EXECUTIVE SUMMARY

1320 North 45th Street Seattle WA 98103

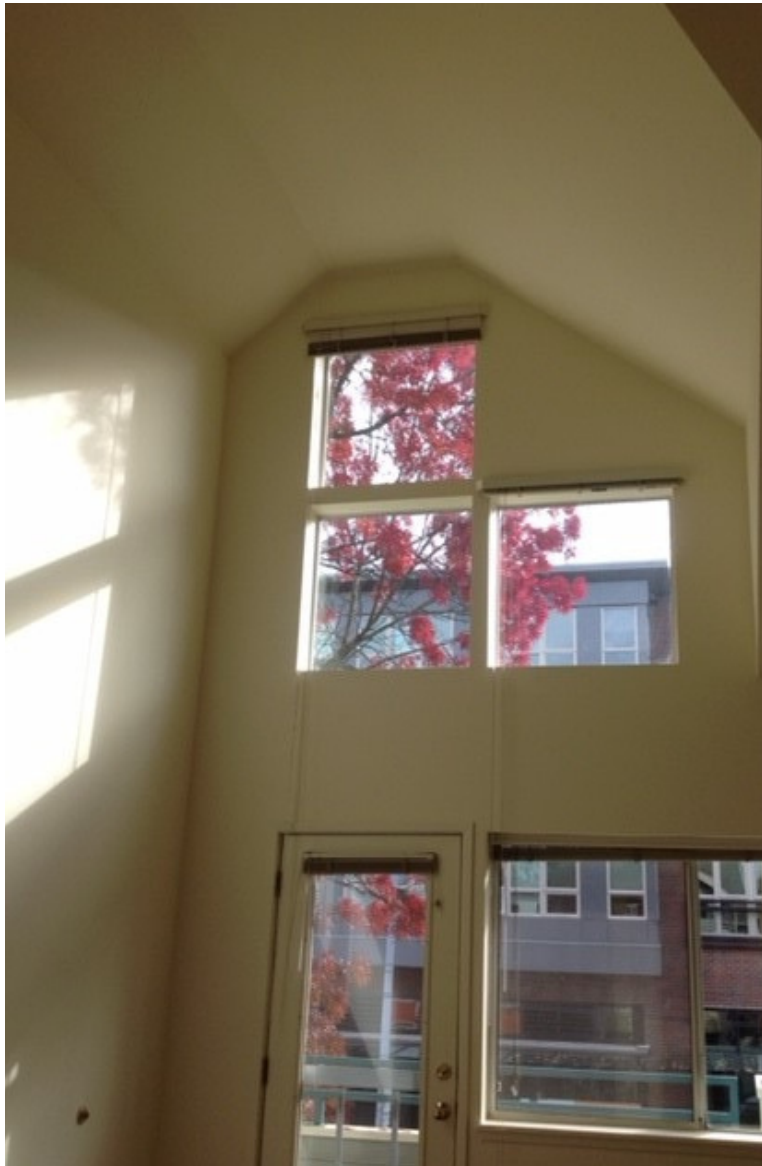
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BUILDING USE	Ground floor retail will be available December 2022, creating the potential for an owner/user. Two well maintained, spacious apartment units with upside rental potential
LOCATION	Located in the heart of Wallingford. Close proximity to 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
RETAIL DESCRIPTION	Well maintained retail space with character, open floor plan and high ceilings
GROSS BUILDING SIZE	3,576 SF
LAND SIZE	2,160 SF
BUILDING AGE	Built in 1997
TRANSIT SCORE	60
WALKING SCORE	94
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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