



FOR SALE

# Brown & Seelye Law Building

744 FAWCETT AVENUE | TACOMA, WA



Owner/user or re-development opportunity

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**Kidder  
Mathews**

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Sale price: \$1,050,000

Building: 3,528 SF

Land: 9,000 SF (0.21 acres)

Parking: 11 stalls on site with ample street parking available

Located on 7th & Fawcett, join the diversified and vibrant Downtown Tacoma

Great exposure with building signage on a main thoroughfare between Downtown Tacoma and North Tacoma

Former law firm with universal build out in place

Second story can be converted into an apartment

Building has ability to be multi tenanted due to direct access to the second floor



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Zoning: DCC - Downtown Commercial Core

Uses: Multi-Family, Retail, Office, Hotel

400 Feet Maximum Height Limit

Floor Area Ratio: 3 per floor, which can be increased development and design features

No setbacks on the entire site

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