



**COLDWELL  
BANKER  
COMMERCIAL**  
DANFORTH

# FOR SALE

## 2605 E CHERRY ST

\$2,995,980

2605 E Cherry St  
Seattle, WA 98122

AVAILABLE SPACE  
2,310 SF

AREA  
Corner lot on Cherry Street, near Seattle University.



### OFFICE

**Michael Swanson**  
253 874 3200  
mswanson@cbcd.us

**Kim Adams**  
206 949 8723  
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**COLDWELL BANKER COMMERCIAL  
DANFORTH**  
33313 1st Way S, Federal Way, WA 98003  
253.874.3200



SALE

**2605 E CHERRY ST**  
2605 E Cherry St, Seattle, WA 98122



**OFFERING SUMMARY**

Sale Price: \$2,995,980

Lot Size: 0 Acres

Building Size: 2,310 SF

Price / SF: \$1296.96

**PROPERTY OVERVIEW**

Zoned NC1-55 (M). Great corner lot for redevelopment. 7,682 SF lot plus 2,310 SF building. Close to Seattle University. Existing building is a functioning popular restaurant with a 3 bedroom owners unit residence on the ground floor. Current restaurant seats 52 with more outdoor seating. Perfect lot to redevelop into multi-family, or operate your own restaurant.

**PROPERTY HIGHLIGHTS**

- NC1-55 (M) zoning
- MHA applies - High Area
- Great corner lot for redevelopment
- Close to Seattle University
- Current operating restaurant

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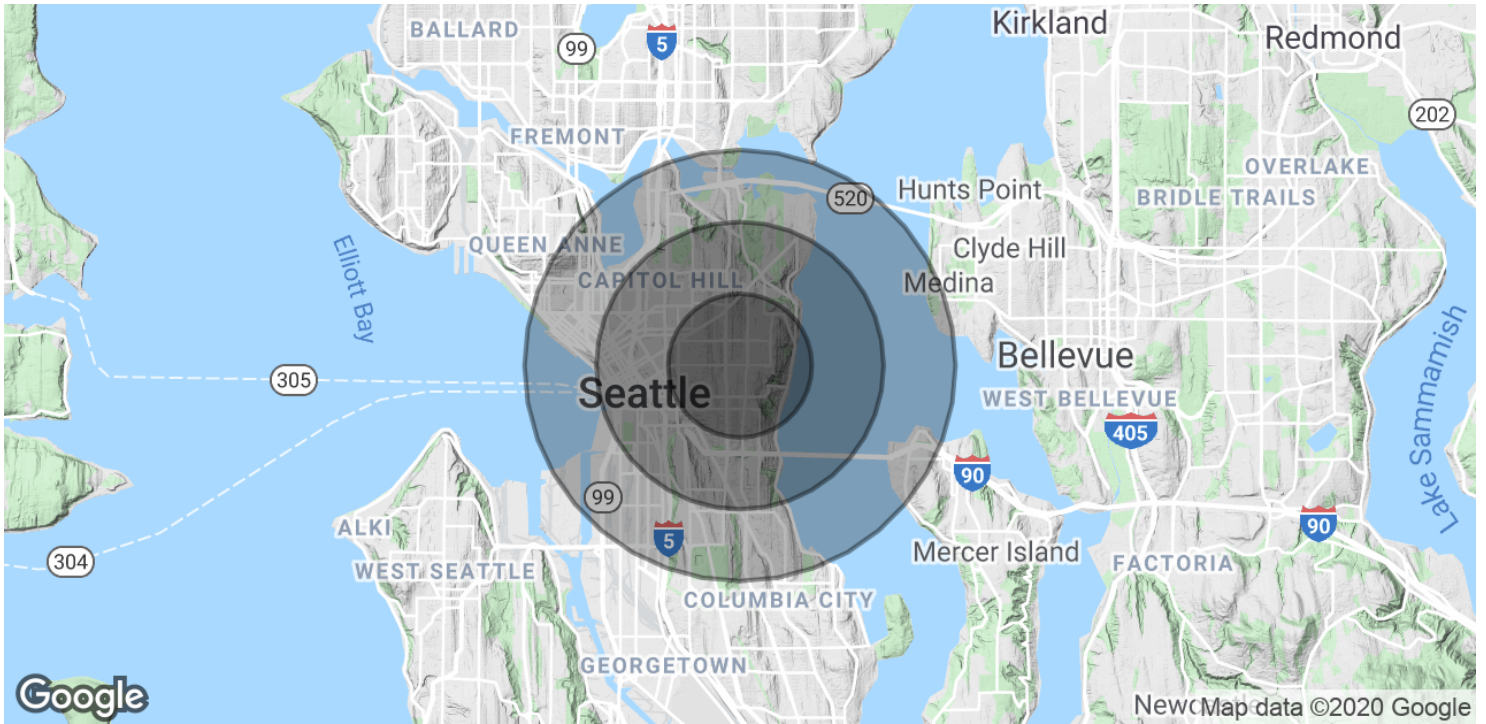


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**SALE**



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	27,995	103,383	175,131
Average age	37.4	36.3	37.0
Average age (Male)	37.9	36.7	37.2
Average age (Female)	37.0	36.0	36.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total households	13,453	51,780	90,316
# of persons per HH	2.1	2.0	1.9
Average HH income	\$78,189	\$77,850	\$83,409
Average house value	\$404,710	\$553,829	\$603,663

\* Demographic data derived from 2010 US Census

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