

Trio Parking Garage

3104 Western Avenue, Seattle, WA 98121



FOR SALE
\$3,750,000

100% Occupied, Condominium Interest in
Belltown Parking Garage

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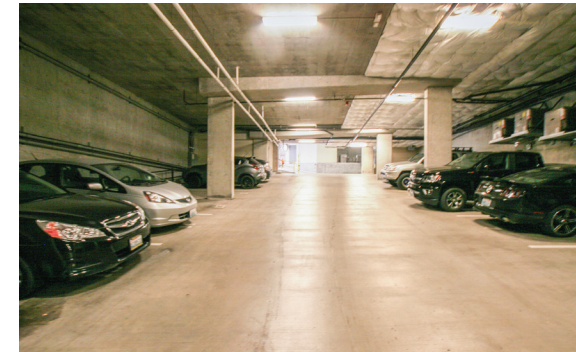
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Features

PROPERTY	Trio Condominiums
TOTAL BUILDING SIZE - RESIDENTIAL / PARKING	113,466 residential SF 100,870 parking SF
CONDO INTEREST TOTAL SIZE	23,374 SF
OCCUPANCY	100%
YEAR BUILT	2006
STORIES	6 residential, 4 parking
PARKING BY FLOOR LEVEL	Level 1: ±70 stalls (For Sale) Level 2: ±5 stalls Level 3: ±78 stalls Level 4: ±67 stalls
LAND AREA	25,851 SF
ZONING	DMC-75
2017 PROJECTED NOI	\$162,160



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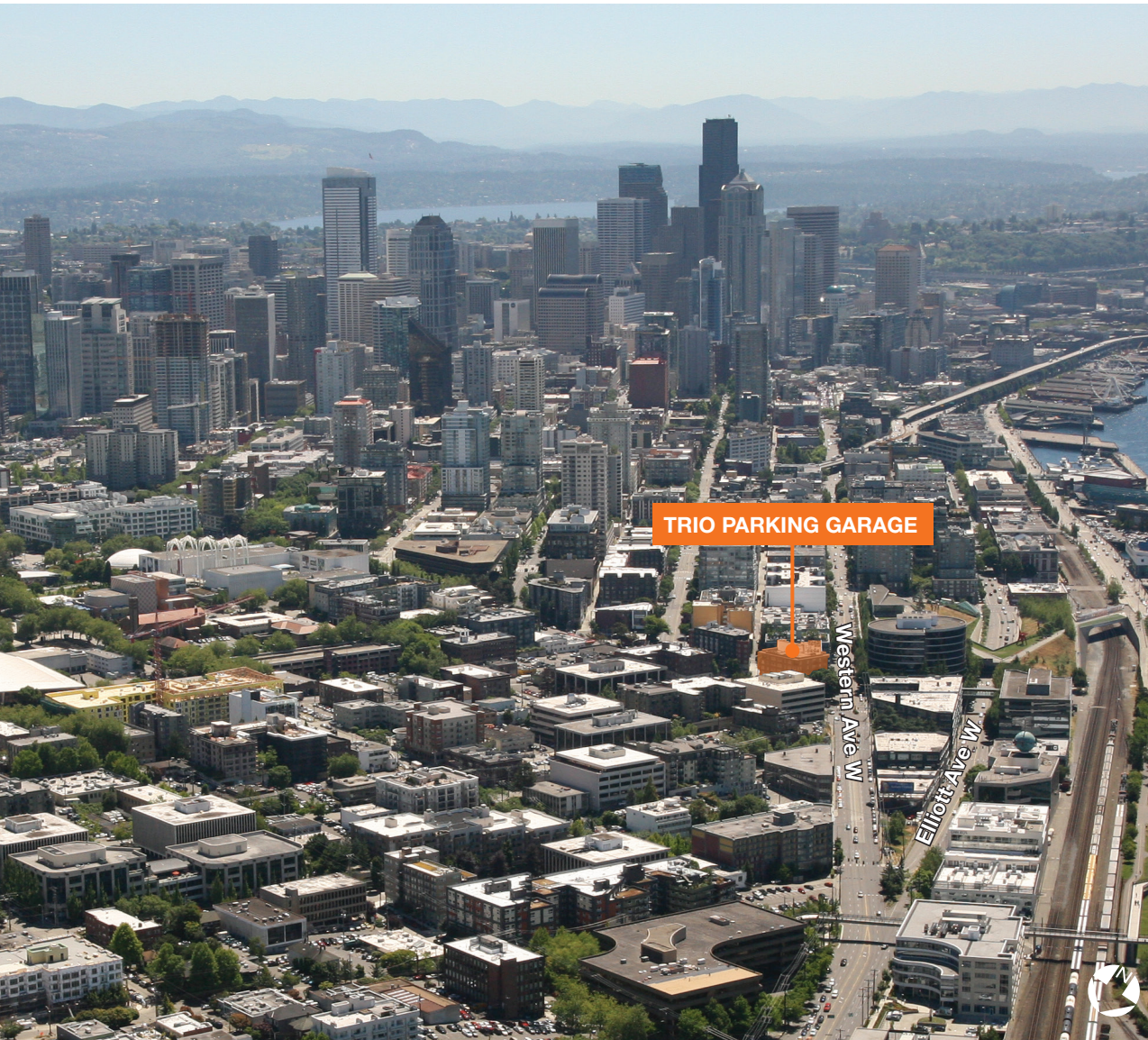
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km **Kidder Mathews**

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Trio Parking Garage is a secured garage beneath the Trio Condominiums located on the border of the rapidly growing Belltown and Lower Queen Anne neighborhoods

INVESTMENT HIGHLIGHTS

Secure, safe cash flow consistently growing as the area densifies

Incredible location with high traffic counts and dense nearby retail and office

Significant amount of local development increasing nearby density

Well maintained structure with minimal maintenance or management needed

Secured parking garage with easy access off of the alley

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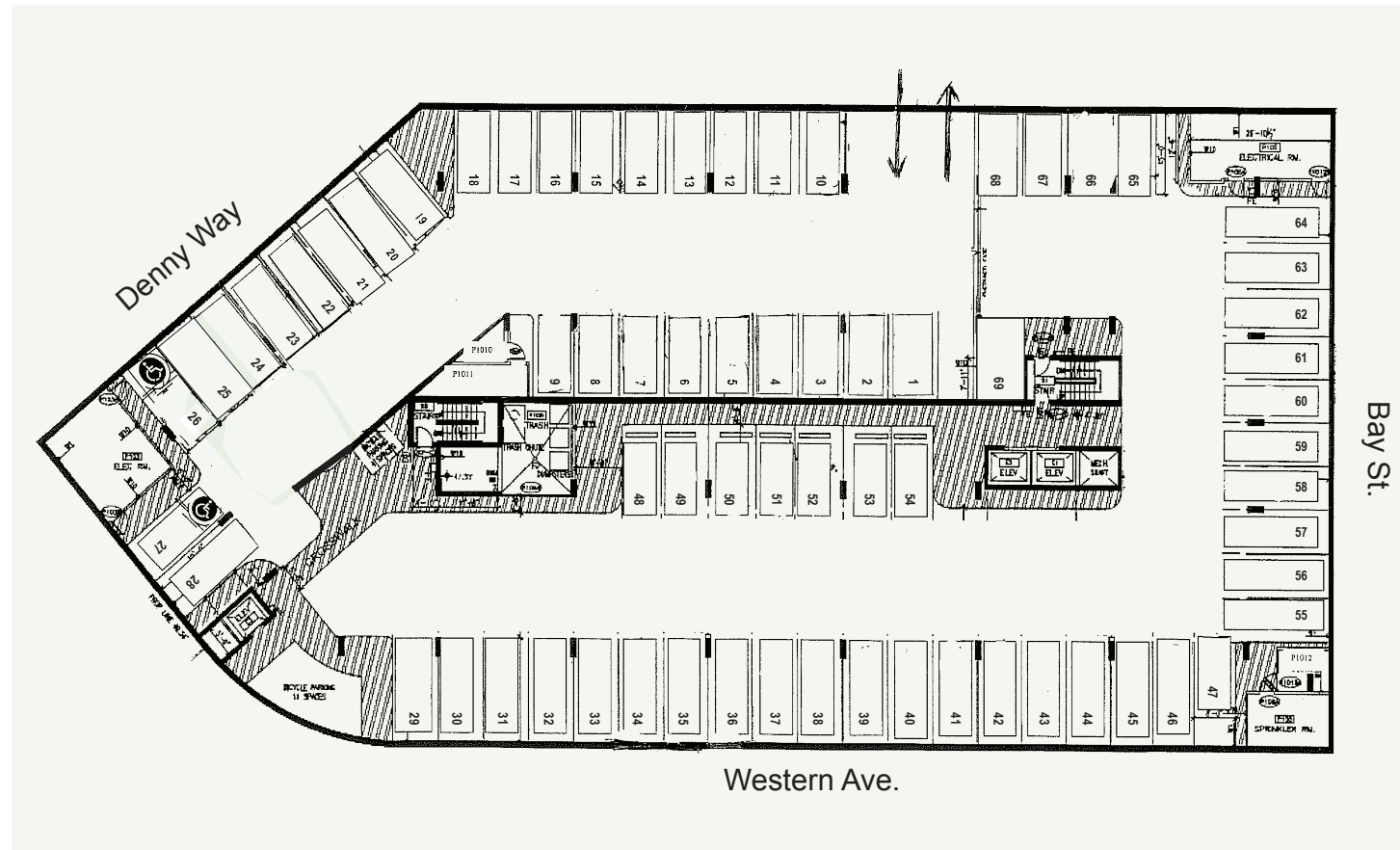
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Level 1 Floor Plan



TRIO PARKING GARAGE
CONDO INTEREST SF

23,374 SF

TRIO PARKING GARAGE
CONDO INTEREST STALLS

±70

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Nearby Amenities



EAT + DRINK

1. Green Leaf Vietnamese Restaurant
2. Portfolio Restaurant
3. Mantra Thai Restaurant & Bar
4. Tilikum Place Cafe
5. Ti 22 Restaurant
6. Sarajevo Restaurant & Lounge
7. Six Seven Restaurant
8. Queen Anne Beerhall
9. Boat Street Kitchen
10. Buckley's in Queen Anne
11. The Mecca Cafe & Bar
12. Toulouse Petit Kitchen & Lounge
13. Dick's Drive-In
14. Plaza Garibaldi
15. Uptown China
16. Shiro's Sushi
17. El Gaucho
18. Chen's Village
19. Thai on One
20. Cherry Street Coffee House
21. Cafe Artemis
22. Bandits Bar
23. Sport Restaurant & Bar
24. Subway
25. Golden Singha Thai Cuisine
26. Far Eats
27. Palace Kitchen
28. Tula's Restaurant and Jazz Club
29. Lola
30. Serious Pie

SHOPPING

1. Patagonia
2. Westlake Center Shopping Mall
3. Macy's
4. Nordstrom
5. Pacific Place Shopping Mall
6. Forever 21
7. Anthropologie
8. Urban Outfitters
9. American Eagle Outfitters
10. Ross Dress for Less
11. Target
12. Bartell Drugs
13. CVS
14. The UPS Store
15. Rite Aid

HEALTH & WELLNESS

1. Soul Fitness
2. CrossFit Belltown
3. OFIT Gym
4. Axtion Club
5. Elliott Bay CrossFit
6. Seattle Athletic Club
7. Zum Fitness
8. Flow Fitness
9. Pro Fit Training Gym
10. Pure Barre
11. Orangetheory Fitness
12. Orangetheory Fitness
13. 24 Hour Fitness
14. Seattle Aesthetics
15. CorePower Yoga

GROCERY

1. Safeway
2. Metropolitan Market
3. QFC
4. Belltown Market
5. City Foods
6. Dan's Belltown Grocery
7. Abyssinia Market
8. Amazon Go
9. Whole Foods
10. Jackson Food Stores

ENTERTAINMENT

1. Pacific Science Center
2. Space Needle Park
3. Space Needle
4. Chihuly Garden & Glass
5. Seattle Children's Theatre
6. Seattle Children's Museum
7. Key Arena
8. Museum of Pop Culture
9. Seattle Repertory Theatre
10. Seattle Center Exhibition Hall
11. The 5th Avenue Theatre
12. Regal Cinemas Meridian 16
13. The Triple Door
14. Can Can
15. Pike Place Market
16. The Moore Theater
17. Cornish Playhouse
18. Ride the Ducks of Seattle
19. Dimitriou's Jazz Alley
20. AMC Pacific Place 11

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