

FOR SALE/LEASE

1110 W NICKERSON ST

SEATTLE, WA

Major Price Reduction
Now \$2,200,000
From \$3,000,000



Owner/User Building or Development Site for Lease or for Sale in Seattle, WA

New Pricing: \$2,200,000 (\$148/sf/land)

\$4,167/month (\$0.44/sf) plus utilities for the first year

9,406 SF total building area, building divisible by space type

4,896 SF retail showroom

4,404 SF warehouse

5,449 SF yard/parking/outdoor storage

10'-21.5' ceiling height

Drive-in loading

14,855 SF site, zoned C2-55 (M)

Site yields 62 apartment units

5.0% leasing commission to outside broker years 1-5

\$2.2M

ASKING PRICE

NOW

AVAILABLE

JEFF LOFTUS

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KEN HIRATA

206.296.9625

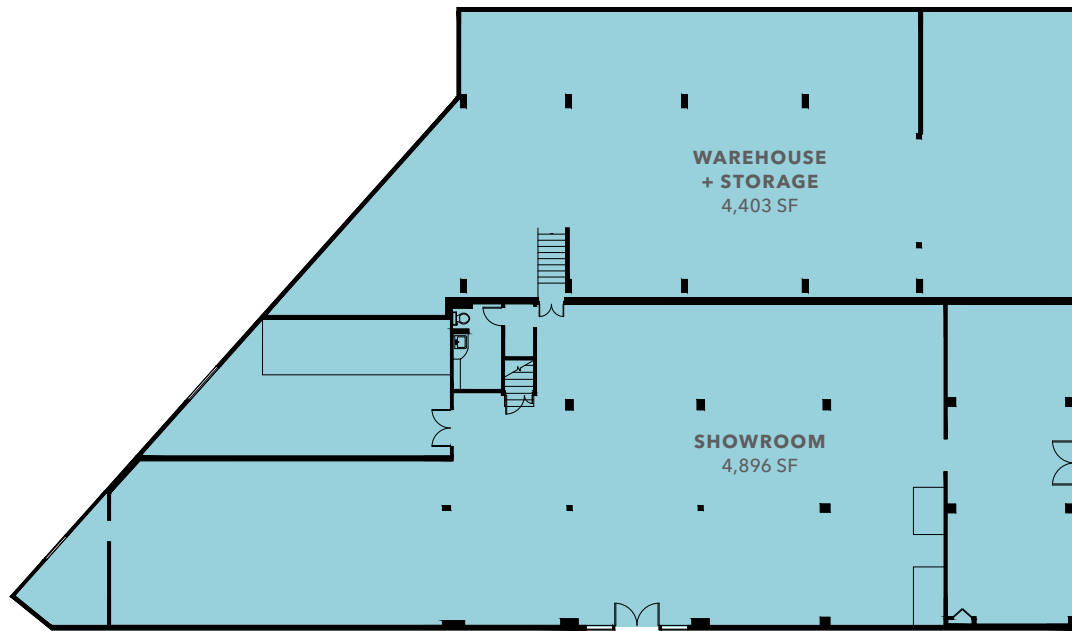
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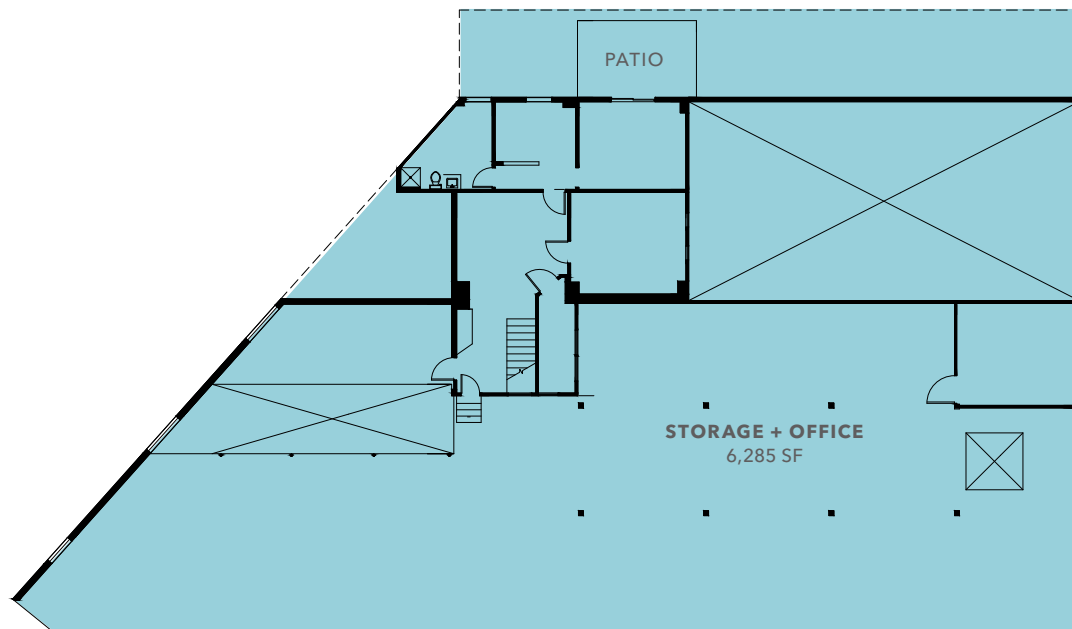
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**km Kidder
Mathews**

FIRST FLOOR PLAN



SECOND FLOOR PLAN



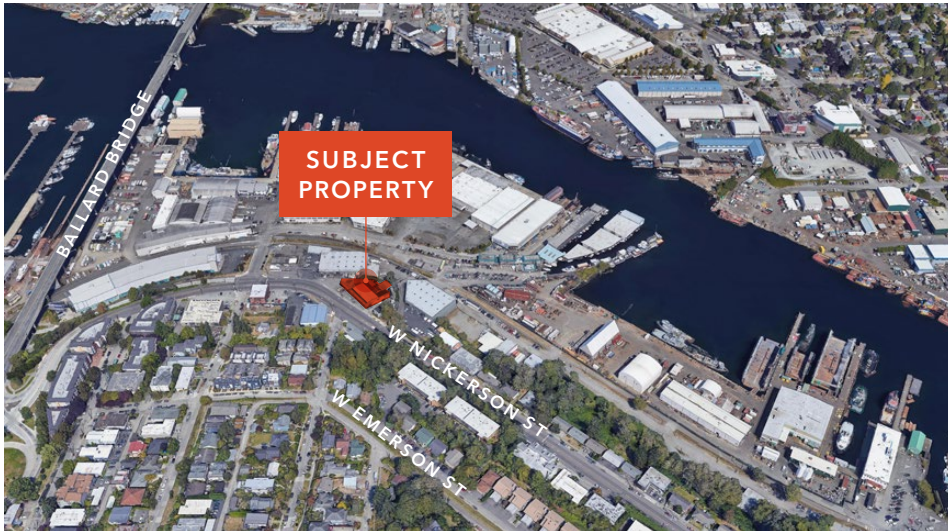
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SUBJECT
PROPERTY

14,855 SF

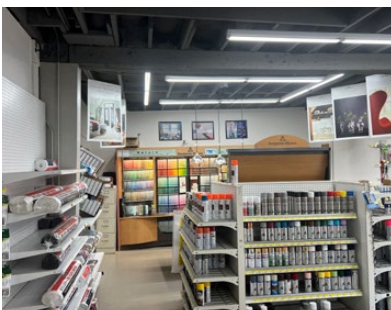
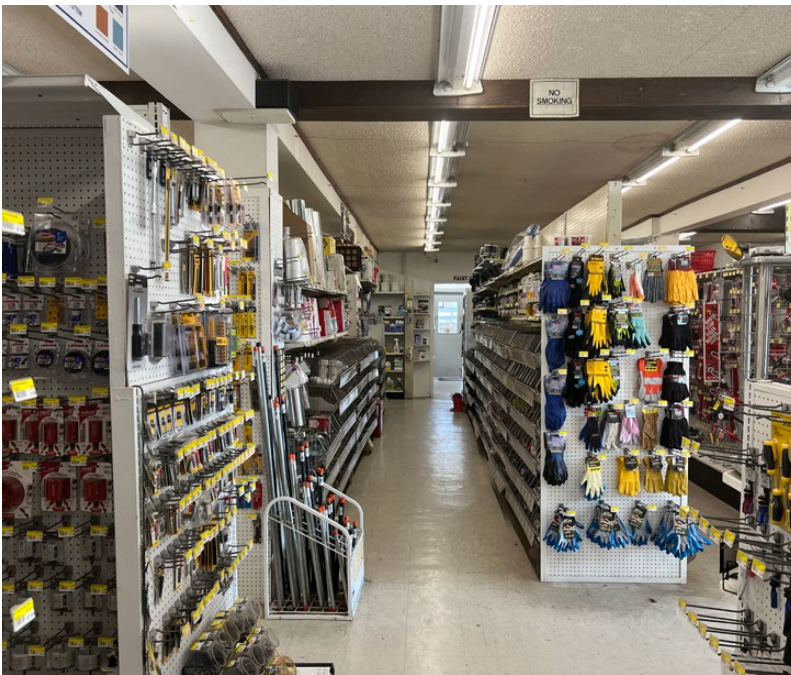
TOTAL LAND AVAILABLE

9,406 SF

TOTAL BUILDING SIZE

NOW

AVAILABLE



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62 UNIT APARTMENT DEVELOPMENT PLAN

