

Greenlake/Aurora C1-40 Property

8101 Aurora Ave N, Seattle, WA 98103

J a m e s T j o a & A s s o c i a t e s

- Large commercial property with 200'+ of frontage on Aurora Ave
- Three buildings onsite of 1,920 sq ft, 800 sq ft, and 600 sq ft (3,320 sq ft total)
- Attached covered area with 7'8" height
- 22,069 sq ft (.51 acre) street-to-street lot
- Flexible C1-40 zoning allows for a multitude of uses including retail and office
- Traffic counts: 35,000+ vehicles per day
- Population: 25,437 people living within one mile radius
- Average household income: \$71,253 for households within one mile radius
- Located on major arterial with quick access to downtown Seattle
- Offered for sale for \$1,490,000



One of three structures on site, this an 800 sq ft office building with attached canopy. Building ceiling height is 9'9" with 8'10" overhead door.



Property includes 1,920 sq ft garage building with roll up doors and half bath. Ceiling height is 11'2", 2 roll up doors of 9'6" and 10'.



The third structure is a 600 sq ft office building with half bath and workshop area.

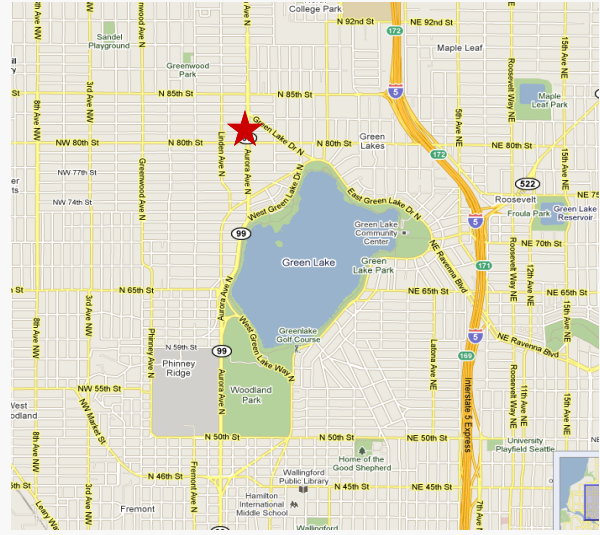
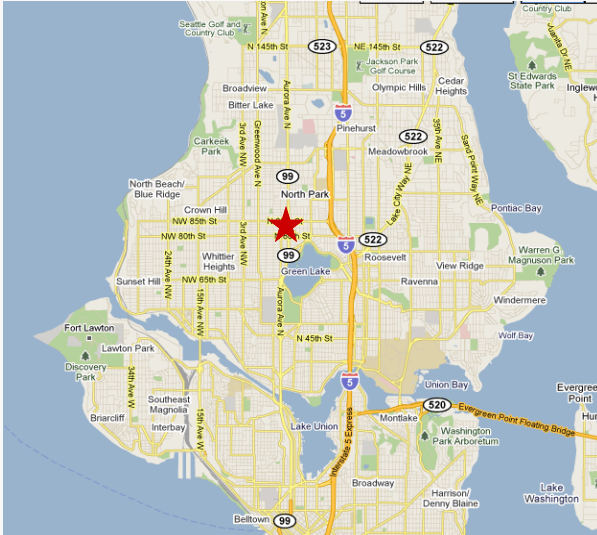


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LOCATION



Subject property is located on Aurora Ave N/Highway 99, a major north/south arterial extending the length of the city. With 200'+ of frontage, the property receives 35,000+ cars per day.

SITE DETAIL



The subject property is bordered on the north and south by two side streets: N 81st St and N 82nd St. The three structures on site total 3,320 square feet. Past uses include auto sales and retail.

Information contained herein, including but not limited to square footage, development potential, and zoning deemed reliable but not guaranteed. Purchaser to verify any and all information to their own satisfaction. Complete income/expenses and leases available with mutually accepted purchase and sale agreement.

