

Central District Corner Retail Building

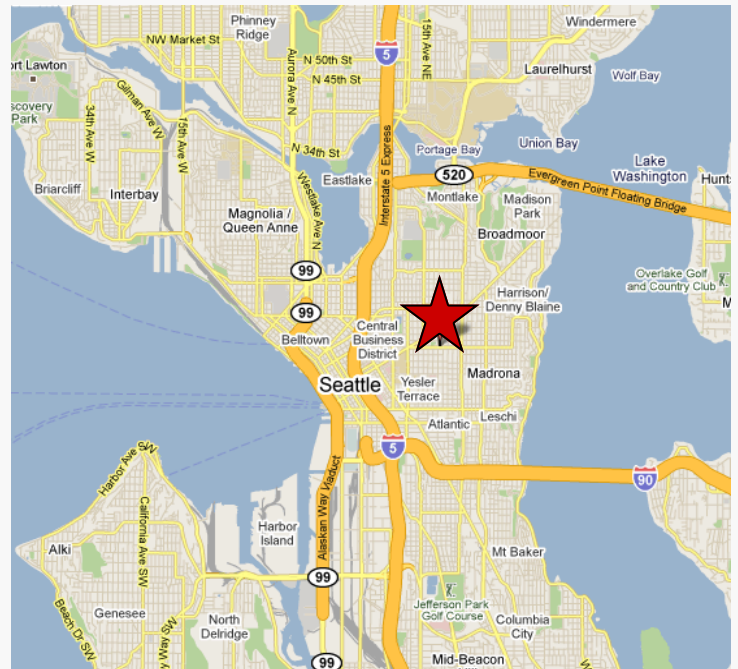
1412 18th Avenue, Seattle

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

- Corner retail site comprised of two buildings which combine for 7,381 square feet
- One building was constructed in 1910 and another in 1928
- Currently rented to six tenants (seven rental spaces total)
- Tenant include a popular coffee shop, salon, and theater
- NC1-30 zoning allows for a multitude of uses including office and retail
- 7,800 square foot lot offers potential for future development
- Popular Central District location in area of recent development
- Offered for sale for \$1,250,000



Corner retail building in popular Central district location



Property is convenient to downtown Seattle



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.



University District Commercial Site

Rent Roll

UNIT	TENANT	MONTHLY RENT	LEASE TERM
1400	Groovy Dancer	\$1,500	Jan 2010
1402	At Last Beauty Salon	\$1,200	Nov 2010
1404	New City Theater	\$1,100	Jan 2010
1406	Gossamer Collective Boutique	\$1,050	May 2010
1408 & 1410	Tuogo Coffee Shop	\$2050	July 2010
1412	Gallery 1412	\$950	Dec 2009
	TOTAL	\$7,850	

Income/Expenses

INCOME	Actual
Annual Rent (Actual)	\$94,200
Vacancy	(\$4,118)
TOTAL	\$90,082
EXPENSES	
Maintenance	(\$3,859)
Repairs	(\$5,174)
Taxes	(\$7,638)
Utilities	(\$1,749)
Insurance	(\$4,586)
TOTAL EXPENSES	(\$23,006)
NOI	\$67,076
CAP	5.37%

