



# Commercial Condo

2555 21st Ave W Unit B Seattle, WA, 98199



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# Executive Summary

## Property Details

### The Offering

Excellent investment opportunity in Magnolia's Industrial hub. The two-story 1,591 SF commercial condo is the ideal space for an owner-user who wants to benefit from being their own landlord while their investment is backed by increasing real estate prices in the area.

The space features polished concrete floors, a roll up door, private restroom and 2nd level open-floor plan. Property includes a fully equipped kitchen with high quality catering equipment.

The location is ideally positioned within a few minutes of Queen Anne, Downtown and Ballard's Commercial district.

Address:	2555 21st Ave W, Unit B, Seattle WA 98199
Building Name:	Parkside Lofts Condominium
Price:	\$550,000
Monthly Homeowner's Dues:	\$315.00/ Per Month
Included in Dues:	Water, sewer and building insurance
Use:	Commercial Condo
Unit Size:	1,591 SF
Year Built:	2006
Zoning	IG1 U/45
Ceiling Height	10 FT
2021 Property Taxes:	\$4,596.94



# Features & Highlights

## Property Features:

- Roll-up loading door
- Polished concrete floor with floor drain
- Private restroom
- Open floor plan on 2nd floor perfect for office/storage/etc

## Equipment List:

- U.S. Range Sunfire 40" Gas Convection Oven
- Type I 4ft-Fire Suppression Hood with Intake& Make-up Air 208 Power Hood
- Type II Hood over Sunfire Range-ventilation
- 3 Compartment Sink
- Hobart LXIC Low Temp Dishwasher
- Multiple NSF Stainless Steel Work Tables
- 2 Double Door Refrigerators
- Hand Sink & Mop Sink
- 3 Compartment Beverage-Air Refrigerator
- 2 Freezers
- Grease Trap
- Montague Grizzly 34" Gas 6-burner top Range





# *Aerial View*



*Magnolia*

*Fremont*

*15th Ave W*

*Queen Anne*





# Submarket Overview

## Queen Anne / Magnolia

Magnolia is one of Seattle's most popular and high demand neighborhoods due to its central location. It is a pedestrian focused neighborhood filled with restaurants, coffee shops, exercise studios and an array of services.

The Magnolia neighborhood is one of the most popular and charming in Seattle. Residents tend to have strong household financials which has a positive influence on the values of commercial properties. The area's excellent access to downtown Seattle, the Waterfront, Interstate 5, Highway 99, Ballard, Seattle Pacific University and South Lake Union make it a popular choice for city dwellers. This drives strength for neighborhood businesses including retail, restaurants, pubs, small offices and even small warehouses to support the surrounding populace.

Magnolia has seen increased development activity in recent years. Land along Elliot northward through Interbay, continues to see development activity with new self-storage and mixed use properties being built.



## Demographic Snap Shot

145,308

Population

\$102,458

Medium Household Income

4.3%

Population Growth

90,346

Number of Employees





# Property Photos







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# *Contact*

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