



Exclusively Listed by:

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411 West Mercer Street, Seattle, WA 98119
Stand-Alone Office Building For Sale



Executive Summary

Rare opportunity to purchase a mid-century meets Scandinavian office building in the sought after Queen Anne neighborhood. This office building is currently configured with 6 offices, large conference room, kitchenette area and 5 parking spaces. Easy access to I-5, 99, and within a half mile of Amazon, Bill & Melinda Gates Foundation, Climate Pledge Arena, Expedia, Facebook, Google, and several restaurants and coffee shops.

PROPERTY DETAILS

Address:	411 W Mercer St. Seattle, WA 98119
Parcel No:	199020-0100
Price:	\$1,950,000
Lot Size:	3,120 SF
Zoning:	MR (M)
Present Use:	Office
Building Size:	2,656 SF
Year Built:	1973
2021 Taxes:	\$12,080.97





The Midrise (MR) zone is found in an area that provides concentrations of housing in pedestrian-oriented urban neighborhoods having convenient access to regional transit stations, where the mix of activity provides convenient access to a full range of residential services and amenities.



PROPERTY FEATURES:

- 88 Walk Score – Most errands can be accomplished on foot
- 5 off street parking spaces
- Currently configured with 6 private offices, large conference room, reception/waiting room, mezzanine, kitchenette, 2 restrooms and storage
- Rare opportunity for an owner-user to acquire a stand-alone office building in the highly desirable Queen Anne neighborhood



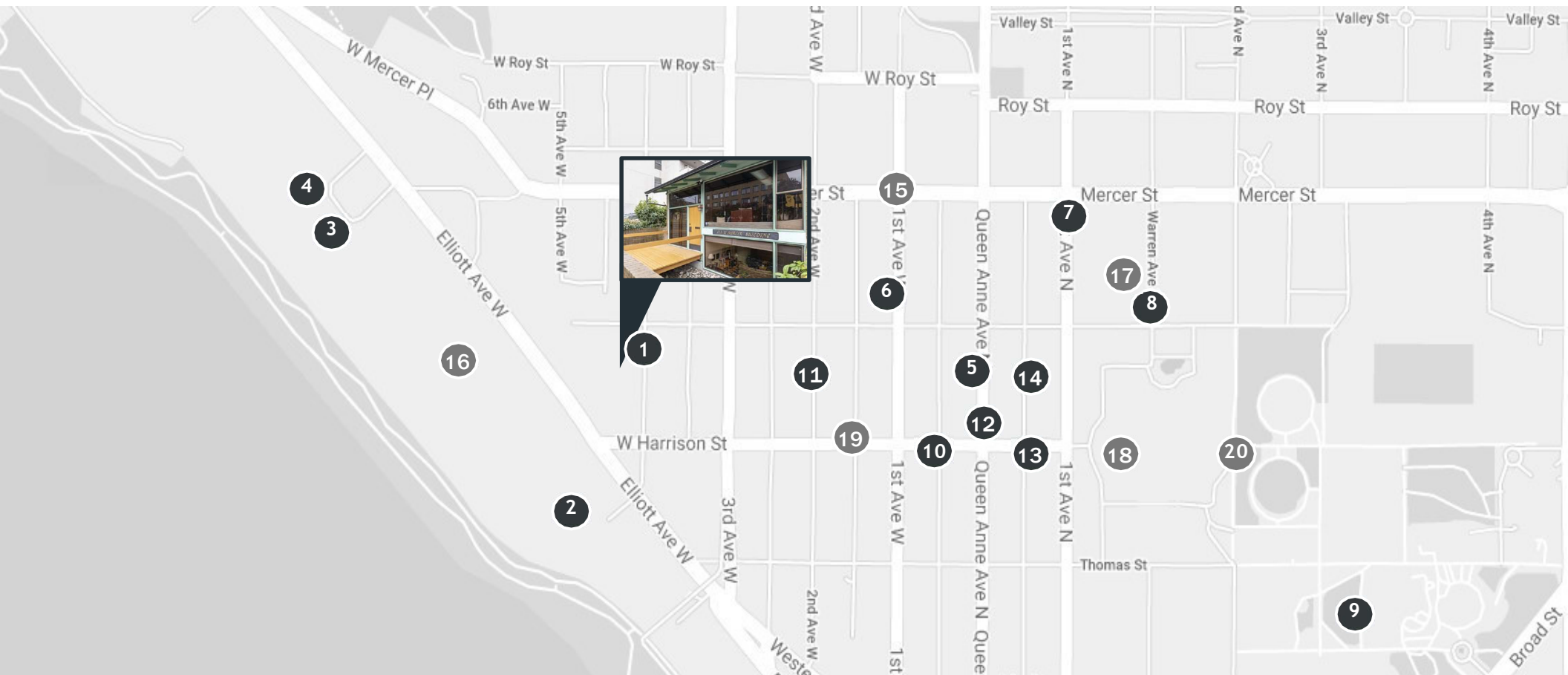


Aerial View





Amenities Map



Retail

- 1. Mercer Mini Mart
- 2. Pep Boys Tire Shop
- 3. Shell
- 4. Elliott Liquor & Wine
- 5. CVS

- 6. Bank of America
- 7. The UPS Store
- 8. Metropolitan Market
- 9. Seattle Center
- 10. Safeway

Restaurants

- 11. Taco Bell
- 12. The Golden Olive
- 13. Dick's Drive-In
- 14. Mecca Cafe
- 15. The Sitting Room
- 16. Sisters and Brothers Takeout
- 17. Yummy Teriyaki
- 18. Rabbit Rabbit Tea
- 19. Nielsen's Pastries
- 20. The John McNamara Lobby Bar

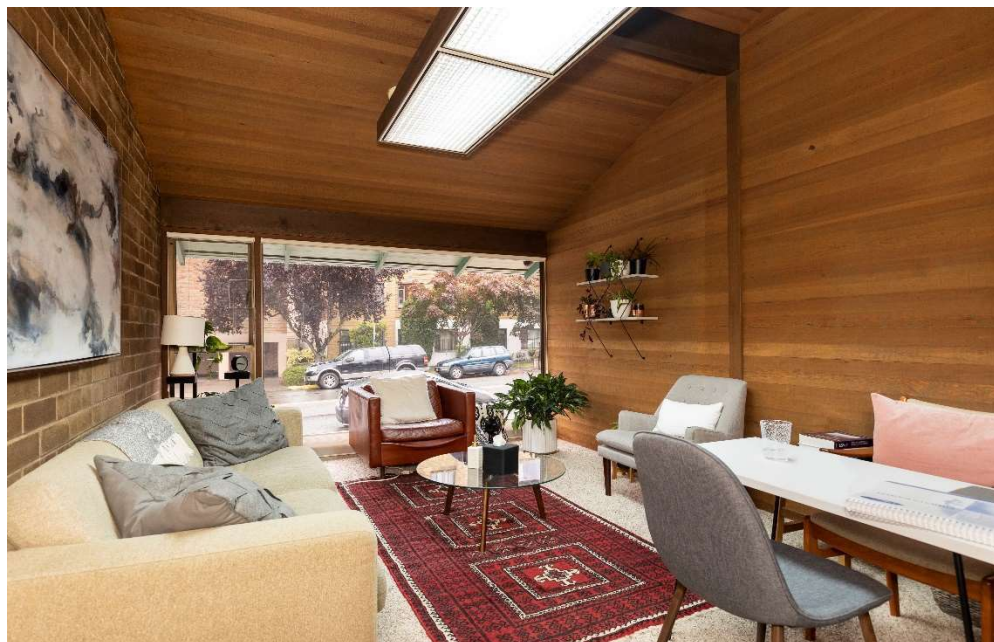


Submarket Overview

Queen Anne

Queen Anne is one of Seattle's most popular and in demand neighborhoods. It features great transportation, stunning views, is pedestrian focused and filled with restaurants, coffee shops, exercise studios and an array of services.

Residents tend to have strong household financials which has a positive influence on the values of the adjacent 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 population.



Within 1 mile radius of 411 W. Mercer St:

\$148,864

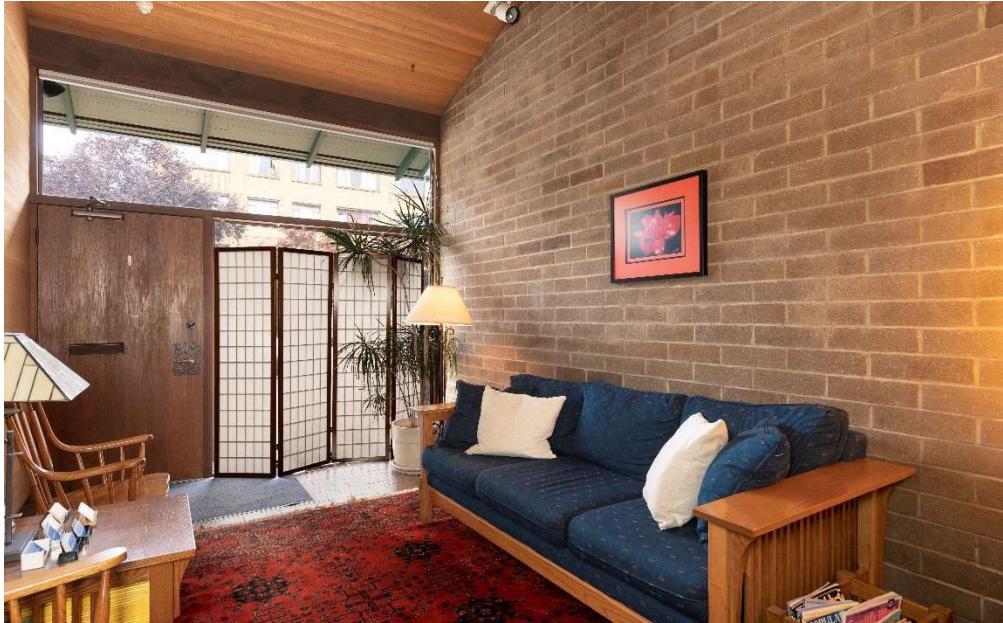
2021 Average Household Income

8.44%



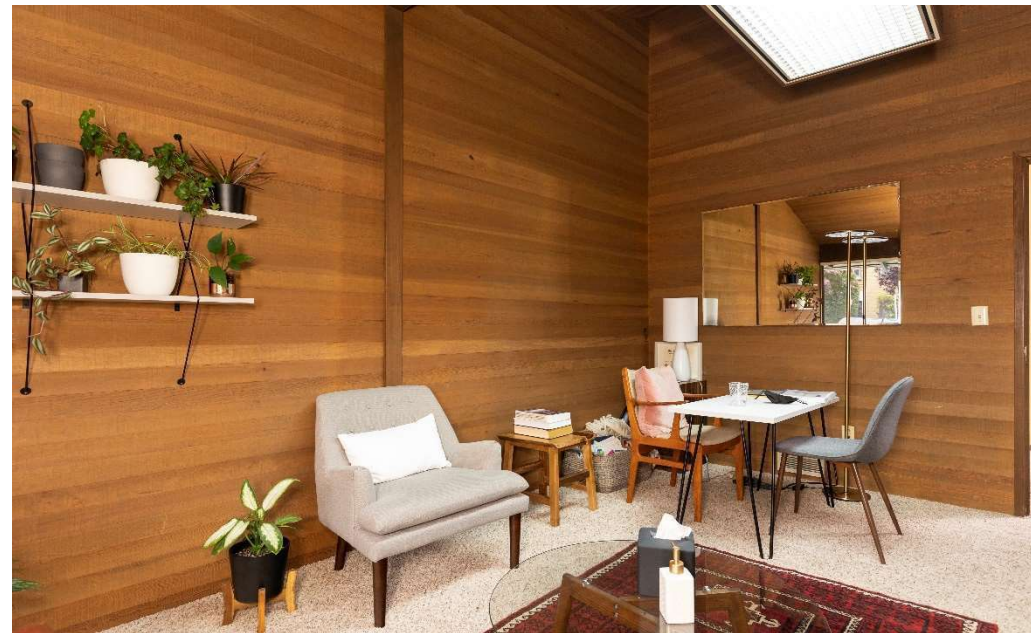


Property Photos



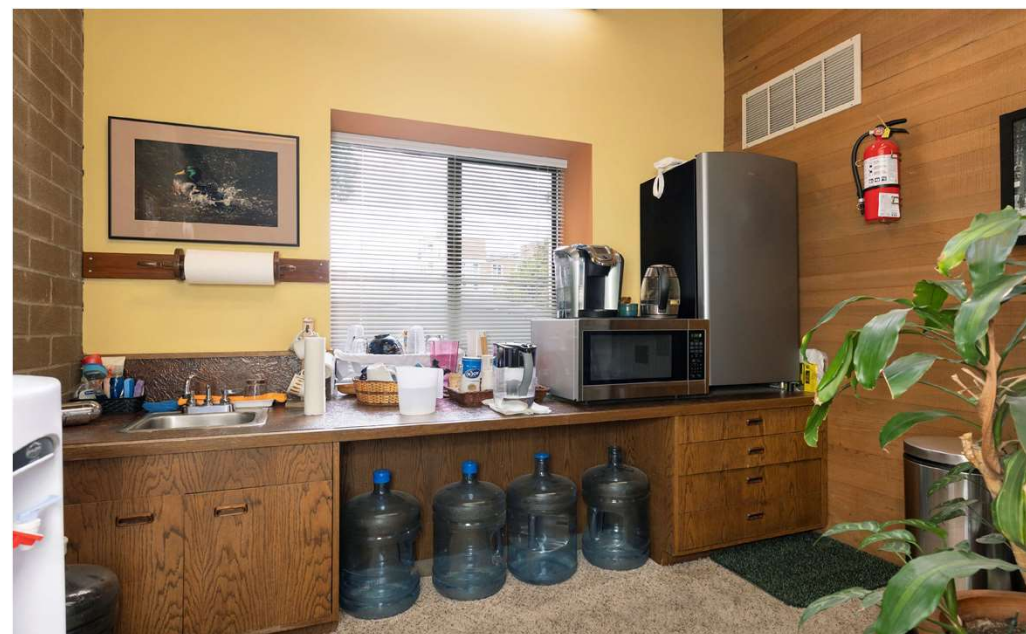


Property Photos





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For Additional Information Please Contact:

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