

West Seattle Commercial Condo For Sale
3,182 SF 2-story office condo & parking lot with 11+ stalls



6075 California Ave SW, Units #1 & #3, Seattle, WA 98136 \$1,995,000

Property Details

6075 California Ave SW Units #1 & #3

Address: 6075 California Ave SW #1 & #3
Parcel Numbers: 780393-0010 (Unit #1)
780393-0030 (Unit #3)
2024 Prop. Taxes: \$13,405.69 (Unit #1)
\$2,986.93 (Unit #3)
Unit #1: 3,182 SF 2-story commercial condo
Unit #3: 11+ stall parking lot
Lot Size: 7,494 SF
Zoning: NC2-40 (M)
Year Built: 2012
Current Use: Office
Monthly HOD's: \$836 per month total for both units
Price: \$1,995,000



Boutique 3-Unit building in an excellent location! Unit #1 consists of the entire 1st & 2nd floor and Unit #3 is an 11 stall parking lot. It's currently configured as a 2-story office commercial condo but it can easily be converted to live/work as the 2nd floor already has a kitchen and full bathroom with shower. Unit #1 features a mix of private offices, open work space, conference rooms, 3 private restrooms and tons of storage. Unit #3, which consists of 11 parking spaces, can be utilized as is, rented, redeveloped or even condominiumized and sold as individual stalls.

Property is leased thru 12/1/2024. Please don't disturb tenant.



Lease Overview

Tenant: Accounting Firm
Premises: 3,182 SF office condo & parking lot
Lease Commencement: December 1, 2019
Lease Termination Date: December 1, 2024
Options to Extend: None
Lease Type: NNN
Annual Base Rent: \$89,032.20

Fully Sprinklered
Air Conditioned
Welcoming Reception Area
9 Private Offices + Lots of Open Work Space
Large Conference Room
Kitchenette
3 Private Restrooms & Shower
Potential to convert to a Live/Work Unit
Entire 1st & 2nd Floor with Tons of Visibility plus Parking Lot



Aerial View



Property Photos

6075 California Ave SW Units #1 & #3



Property Photos

6075 California Ave SW Units #1 & #3





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