

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

### Property Details

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

YMPIC POINT

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 condominimized 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









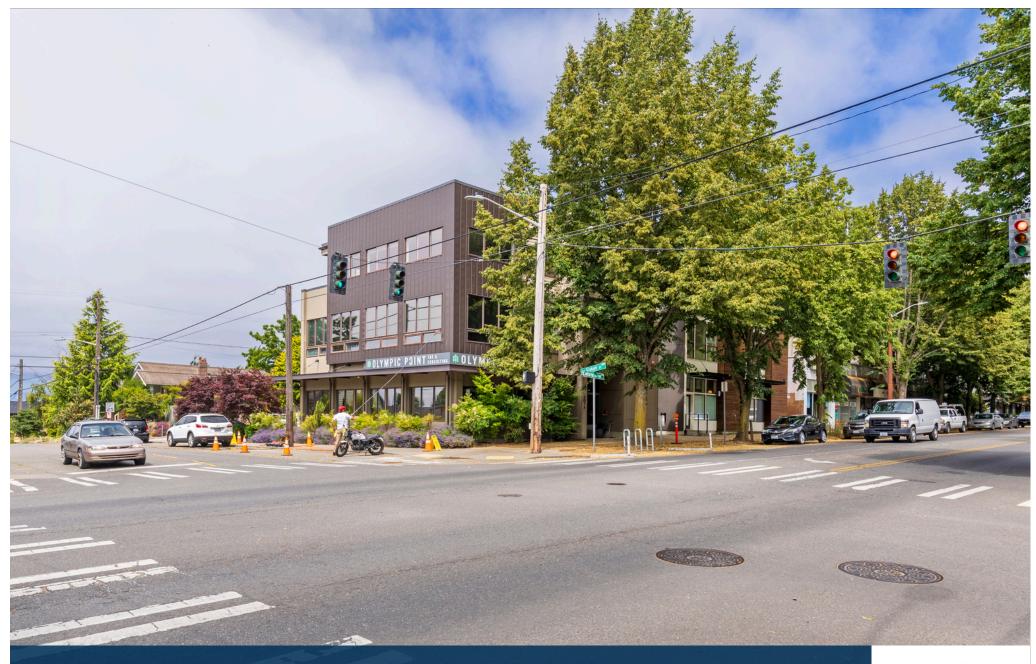
# Property Photos











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