



6,619 SF BELLTOWN STAND ALONE BUILDING FOR SALE

2420 2nd Avenue, Seattle, WA 98121

\$3,575,000



Property Details

Address:	2420 2nd Avenue, Seattle, WA 98121
Parcel Number:	065600-0195
Building Size:	6,619 Square Feet (including 488 SF mezzanine)
Permitted Use:	Office
Lot Size:	6,480 Square Feet
Zoning:	DMR/R 95/65
2024 Property Taxes:	\$32,416.05
Year Built/Remodeled:	1928/2011
Price:	\$3,575,000
Highlights:	18 foot ceilings, exposed brick walls, tons of natural light Great mix of private offices & open work space Incredible visibility and signage opportunities Excellent opportunity to own your own building with as little as 10% down with an SBA Loan



Neighboring property for sale for a total of 12,960 SF of developable land zoned for a variety of uses including multi-family, retail, office, lab, R&D, hospitality, eating & drinking establishments, etc.

Location Summary.

Belltown is the most densely populated neighborhood in Seattle. Located near the city's downtown waterfront, the neighborhood is bound on the north by Denny Way, on the southwest by Elliott Bay, on the southeast by Virginia Street, and on the northeast by 5th Avenue, beyond which lies the Denny Triangle. Formerly a semi-industrial arts district, Belltown has been transformed into a neighborhood of trendy restaurants, boutiques, nightclubs, mixed-use and residential towers. In 2023, downtown's residential population continued its upward trajectory, increasing to more than 106,000 residents. Among peer downtowns, Seattle has the second-most residential units currently under construction with thousands more in the development pipeline.

Prominently situated on the corner of 2nd Avenue and Wall Street, the property has incredible visibility with over 100 feet of street frontage on Wall St. and 60 feet of street frontage on 2nd Avenue. It also benefits from being at a signalized intersection with a 2022 average daily traffic count of 8,211 vpd. In addition to its central location, it has a Transit Score of 100, Walk Score of 99, and it's located just 1 mile or less from: Seattle's CBD, Space Needle, South Lake Union, Waterfront and the World renowned Seattle Aquarium!



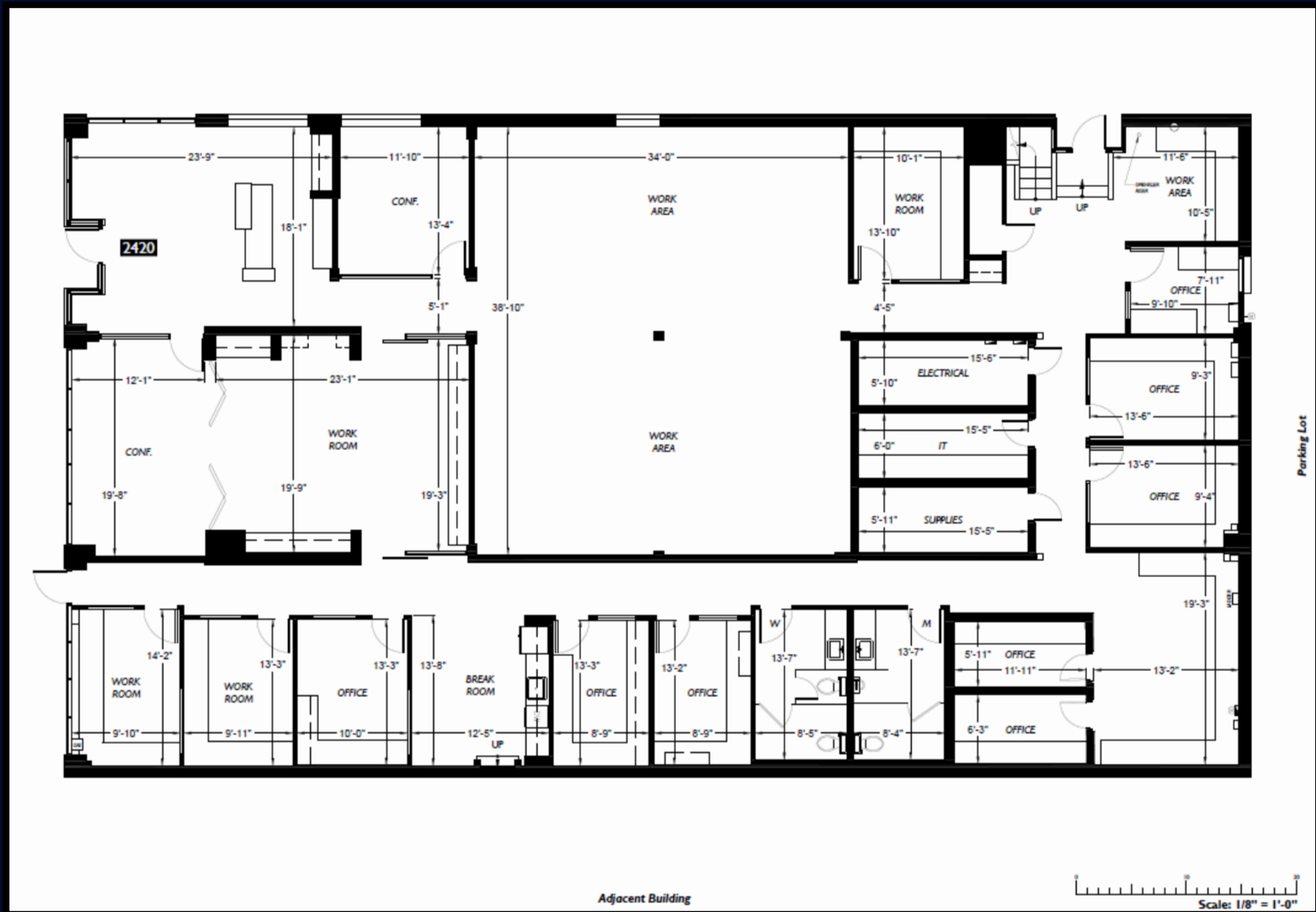
2420 2nd Avenue Property Photos



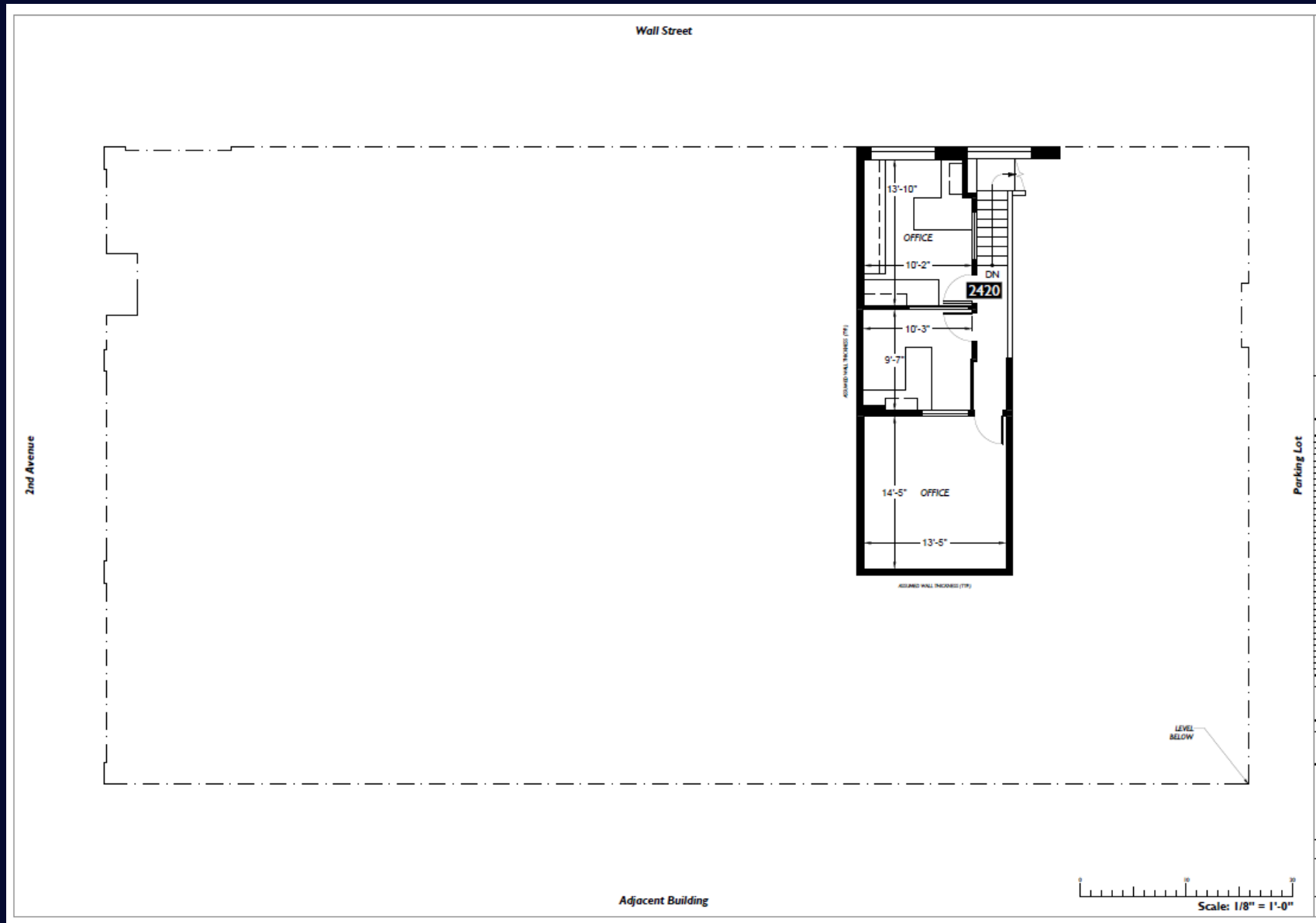
2420 2nd Avenue Property Photos



2420 2nd Avenue - Floor Plan



2420 2nd Avenue - Mezzanine Floor Plan



For additional information please contact:

Lauren Hendricks

Windermere RE Midtown Commercial

Phone: 206-999-9161

LaurenHendricks@windermere.com

www.CommercialSeattle.com



Information has been obtained by sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation.

All parties, including but not limited to the Buyer and their legal and tax advisors, shall conduct its own investigation of the property.