



2,415 SF West Seattle Commercial Condo For Sale
4847 California Ave SW, Unit #100, Seattle, WA 98116
\$1,175,000

Property Details

Address:	4847 California Ave SW Unit #100 Seattle, WA 98116
Parcel Number:	769740-0010
2025 Prop. Taxes:	12,725.97
Unit #100 Size:	2,415 Square Feet
Street Frontage:	96 Feet of frontage on California Ave SW
Zoning:	NC2-75 (M)
Year Built:	2003 (Effective Year Built: 2005)
Current Use:	CPA and Law Office
Monthly HOD's:	\$997
HOD's Cover:	Building Insurance, Common Area Janitorial and Maintenance, Water, Sewer and Garbage
Cap Rate:	5.65% with ability for an owner-user to occupy all or a portion of the Unit
Price:	\$1,175,000



Exceptional opportunity to own a street-level commercial condo in West Seattle's Alaska Junction, just steps from shops, dining & public transit. This 2,415 SF commercial condo has excellent visibility with 96 feet of street frontage on California Ave SW. Currently configured as an office that's fully sprinklered and features 4 private offices, conference room, 2 private restrooms, kitchenette, A/C, 12 ft ceilings, 4 deeded parking stalls and a huge storage unit. Leased to a CPA and law firm under a NNN lease through 12/31/2029, this investment delivers a Net Operating Income of \$66,504 in 2026, however, the Landlord has the right to terminate the lease with 6 months written notice. Rare opportunity for an investor seeking stable cash flow or an owner-user planning future occupancy, as this unit and the zoning offers tons of versatility as either an office or retail use.

Lease Overview

Present Use:	Christianson & Associates PS (CPA) and Law Firm Llewellym & Shafer PLLC
Leased Premises:	2,415 SF office condo & 4 parking stalls in the common building garage
Lease Commencement Date:	January 1, 2020
Lease Termination Date:	December 31, 2029
Landlord's Right to Terminate:	Landlord has the right to terminate the lease without penalty with 180 days written notice to Tenant
Options to Extend:	None
Lease Type:	NNN (\$2,465/Month)
Annual Base Rent Schedule:	January 1st - December 31, 2026: \$5,542.00/Month with 2% annual Base Rent increases every January 1st
Net Operating Income:	\$66,504.00
Current Cap Rate:	5.65%

Rare ability for a new owner to terminate all, or a portion of the leased space, to make the unit work for their square footage needs. Alternatively, a new owner can also do nothing and collect income from steady long-term tenants.

Unit #100 Features:

12+ Ft Ceilings

Fully sprinklered & Air conditioned

Currently configured with a reception area, open work space, 4 private offices, 2 private restrooms, kitchenette/break area & large conference room.

4 parking stalls and a 220+ SF deeded storage unit located across the hall from the Commercial Unit

Rooftop Deck with BBQ and the building conference room is also available for use





Property Photos

4847 California Ave SW Unit #100



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