



# FOR SALE | 900-904 Elliott Avenue W, Seattle, WA 98119

## A DEVELOPMENT AND INVESTMENT OPPORTUNITY

### PROPERTY HIGHLIGHTS

- HIGH VISIBILITY
- 30,100 SF LOT SIZE
- 17,015 SF BUILDING SIZE
- \$4,990,000
- MERCER ST & ELLIOTT AVE

### CONTACT INFORMATION:

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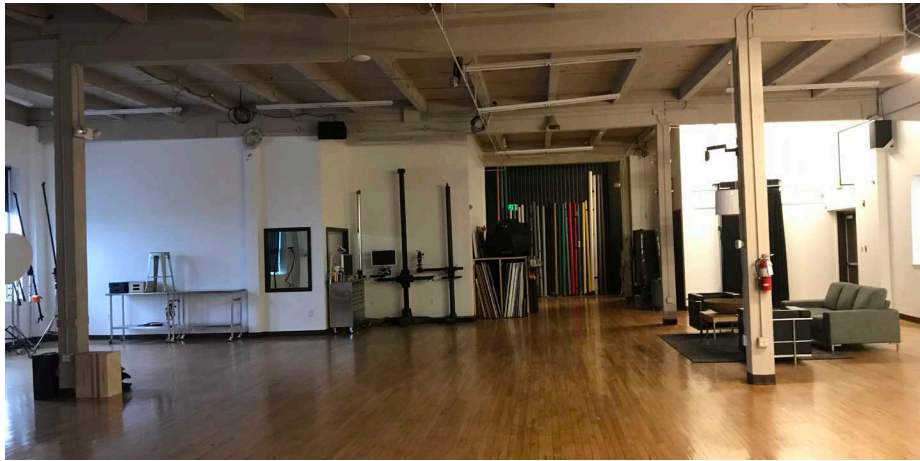
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**WESTLAKE**  
ASSOCIATES, INC.

900 - 904 Elliott Avenue W, Seattle, WA 98119

# Queen Anne Upholstery Development Site



## OFFERING SUMMARY

Sale Price: **\$4,990,000**

Price / Lot SF **\$165.23 per SF**

Lot Size: **30,200 SF**

Year Built: **1931**

Effective Year Built: **1985**

Building Size: **900 Elliott: 2,543 SF**

**902 Elliott: 5,806 SF**

**904 Elliott: Elliott Ave Street Level - 4,648 SF  
Sprinklered Basement - 4,018 SF**

Total Building Size: **17,015 SF**

Zoning: **900 Elliott: C2 Commercial  
904 Elliott: LR3 (M) Low Rise**

## PROPERTY HIGHLIGHTS

- Seller, Queen Anne Upholstery, to Lease Back for up to 2 years
- Located on the cross streets of Elliott Avenue and Mercer Street with High Visibility to Passing Vehicles. Traffic Count per day is **49,200**
- Adjacent to Kinnear Park's Dog Park Off Lease Area, Tennis Courts, and Nature Trail
- Close to Pedestrian Bridge for Access to Seattle's Waterfront, Centennial Park via Helix Bridge at W Prospect Street.
- Close Proximity to Downtown Seattle and Ballard.
- Freight Elevator
- Sprinkler Installed in Basement

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**CITY OF SEATTLE ZONING**

**C2 Commercial 2,800 SF of Land at 900 Elliott Ave W**

**Tax Parcel # 387990-2020**

**LR3 (M) Low Rise 27,400 SF of Land at 904 Elliott Ave W**

**Tax Parcel # 387990-2021**

**BUILDING AREA**

Consists of 17,015 SF of:

- 4,018 SF Basement Area installed with Sprinkler
- 4,648 SF 904 Elliott Ave W, Queen Anne Upholstery
- 5,806 SF 902 Elliott Ave W, 2nd Floor Douglas Evans Photography
- 2,543 SF 900 Elliott Ave W, Vacant, Free Standing Building

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# Queen Anne Upholstery Development Site



**Commute**

**Walk Score 70**  
**Very Walkable;**  
**Errands can be**  
**accomplished on foot**  
**Adjacent to Kinneer Park**

**Transit Score 59**  
**Good Transit;**  
**Many nearby public**  
**transportation options**

**Bike Score 44**  
**Somewhat Bikeable;**  
**Good Bike Lanes**

**King County Assessed Value**

**Taxable Total Value \$ 2,343,500**

**Taxable Imps Value \$ 145,500**

**Taxable Land Value \$ 2,198,000**

**Major Employers Nearby Along Elliott Avenue**

- **Expedia Corporate Headquarters**
- **Amazon**
- **Big Fish Games**
- **F5 Networks, Inc.**
- **Smith Cove Cruise Terminal**
- **Zulily**

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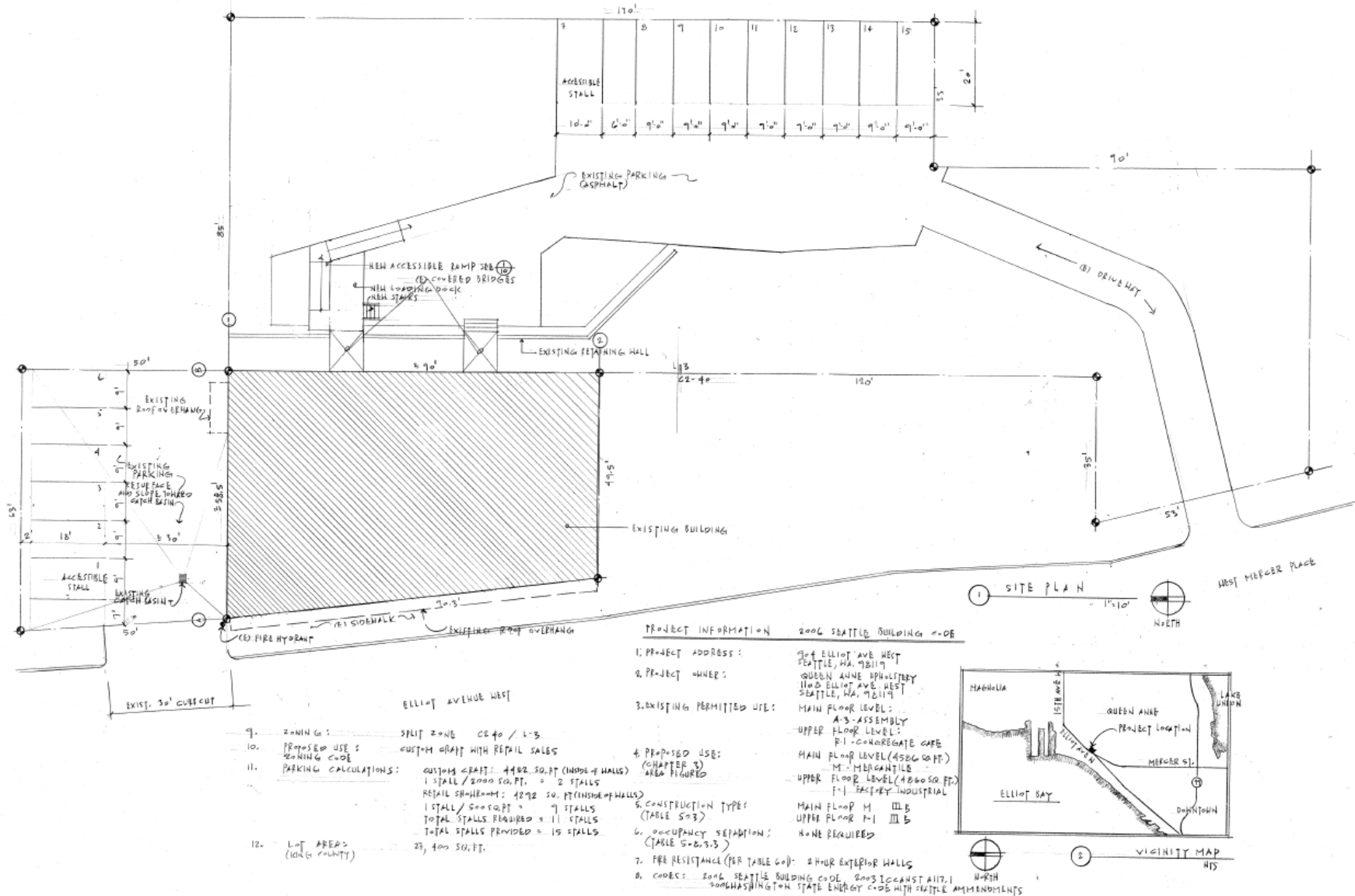
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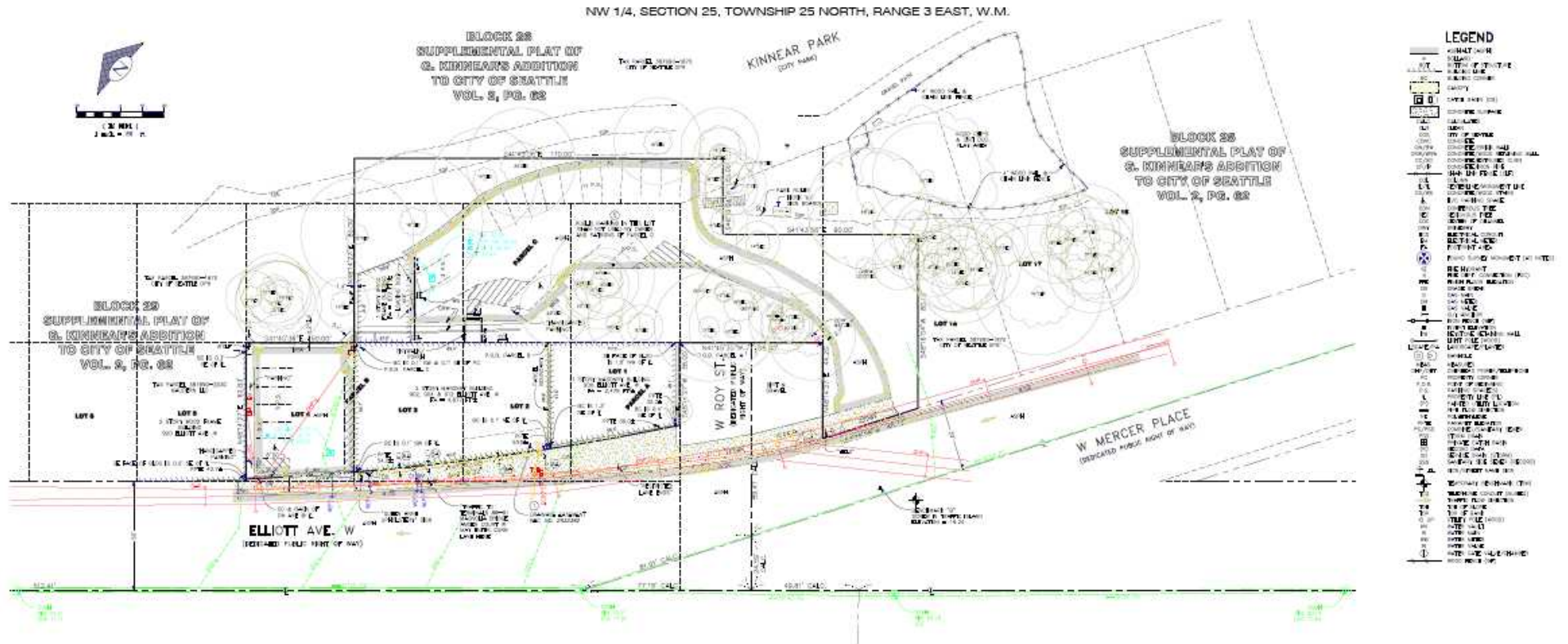
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Set in the beautiful Pacific Northwest, the greater Seattle area is a national center for manufacturing, technology, services, international trade and tourism.

**MAJOR EMPLOYERS**

Today some of the world's most recognizable Fortune 500 companies call Seattle home: Microsoft, Starbucks, Amazon, Nordstrom, Costco and REI. Other major companies in the area include Boeing, T-Mobile, Expedia, Boeing and Nintendo of America.

According to the Puget Sound Business Journal, technology companies are leading the way in employment growth in the Seattle MSA. As the home of Microsoft and Amazon, Seattle accounts for over 20% of the nation's software publishing employment. Microsoft is one of the top employers in the state with over 42,000 employees. Their World Headquarters, located in Redmond is over 10 million square feet.

The Puget Sound has become an international leader in innovative industries with organizations such as the Fred Hutchinson Cancer Research Center, the University of Washington Medical Center and the Bill and Melinda Gates foundation. Healthcare employment is projected to continue to grow dramatically and Seattle has the 5th largest biotechnology Research and Development alliance between the University of Washington and the Fred Hutchinson Cancer Research Center.

The Puget Sound is one of the capitals of the aerospace industry anchored by Boeing, the

world's largest aerospace company, second-largest maker of large commercial jets, and second largest global defense contractor. Boeing is one of the largest employers in the Puget Sound, employing approximately 80,000 in Washington.

Employment is expanding through the greater Seattle area. The Puget Sound region is projected to generate 1.2 million new jobs by 2040.

**INTERNATIONAL TRADE**

Seattle has remained one of the most resilient cities due to its diverse industries, making it more attractive for new companies to relocate and expand in the area. The Port of Seattle, which also operates the Seattle-Tacoma International Airport, is a major gateway to Asia and cruises to Alaska. The Port of Seattle ranks as the 6th busiest seaport in the US, playing a key role in bringing international trade, transportation and travel to the Pacific Northwest.

**RECREATION**

The region is known for its quality of life, arts, and outdoor lifestyle which helps attract an educated workforce. Numerous camping, hiking, winter sports, and recreational activities are located a short drive from the city. Seattle's main attractions include Pike Place Market, the Space Needle, and Seattle Center, home of the 1962 World's Fair. Seattle is home to a number of professional sports teams including the 2013 Super Bowl champions, the Seattle Seahawks, the Seattle Mariners, and the Seattle Sounders FC soccer team.

**PUGET SOUND LARGEST EMPLOYERS**



**80,000**  
Employees

JOINT BASE  
LEWIS-MCCHORD

**56,000**  
Employees



**42,000**  
Employees

UNIVERSITY of  
WASHINGTON

**25,000**  
Employees



**40,000**  
Employees



**20,000**  
Employees



**20,000**  
Employees



**10,000**  
Employees



**15,000**  
Employees



**King County**  
**13,000**  
Employees



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Serving Washington State since 1975, Westlake Associates has earned its reputation as a leader in Commercial and Investment Real Estate Brokerage. We've built a strong foundation of experience in Investment Property Sales, Commercial Leasing, Property Management, and comprehensive real estate services over our 40 year history. At Westlake Associates, we operate as a team and leverage each other's resources and experience to provide the highest level of client services.

