

FOR SALE

10205 LAKE CITY WAY

10205 Lake City Way NE Seattle, WA 98125



Sale Price

\$1,795,000

OFFERING SUMMARY

Building Size:	3,960 SF
Lot Size:	0.18 Acres
Year Built:	2006
Zoning:	NC3

PROPERTY OVERVIEW

This building has excellent street exposure with high traffic counts passing by your front doors every day! Perfect for an owner/user or even an investor with investment upside opportunity. This new building has improvements with front colonial wood panel finish, accent paint, paved parking lot, 10 offices upstairs with plumbing in nearly every room, 4 offices on the main level with conference room, front desk counter, kitchenette, 3 bathrooms, 2 fully tiled showers, sauna, and so much more. This was built out for a Salon and Spa at one time but can easily be converted to any retail use, dental office, law practice, medical practice, medical spa, Insurance office, or whatever your use needs are. So much character with the rounded archway hallways, this is not your cookie cutter office park.

All inquiries, please call listing Broker.

PROPERTY HIGHLIGHTS

- High Traffic Counts Exposure Property
- Private Parking Lot
- 10 Offices with Plumbing

Nicole Wright-Neumiller
(425) 591-5935
NicoleWNeumiller@gmail.com

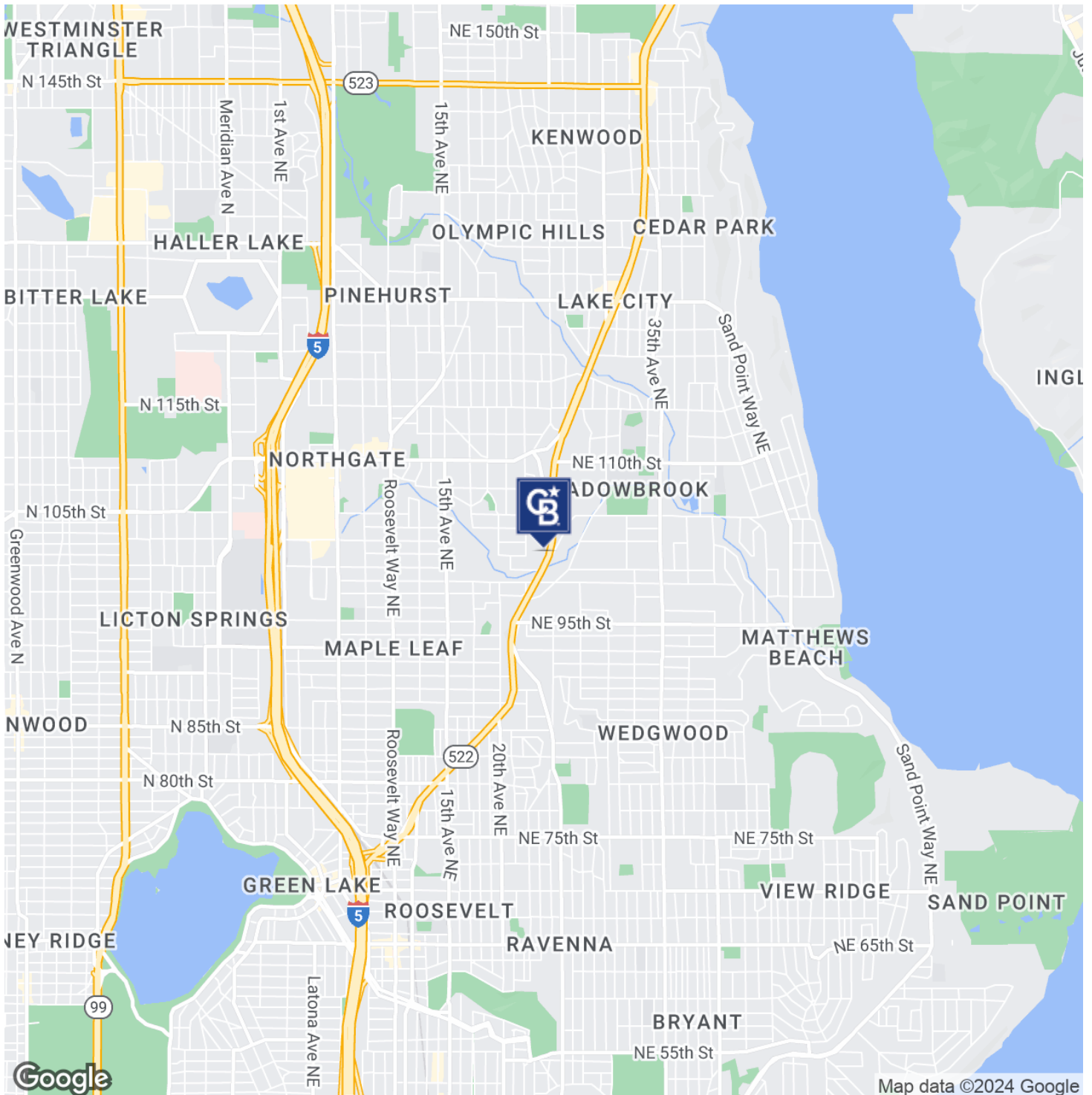


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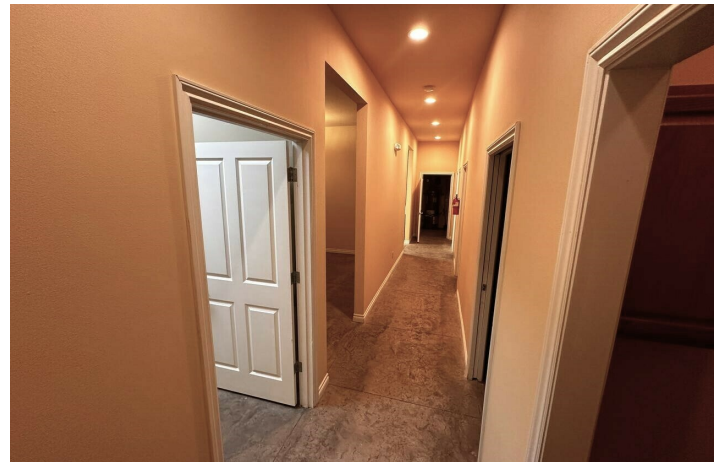
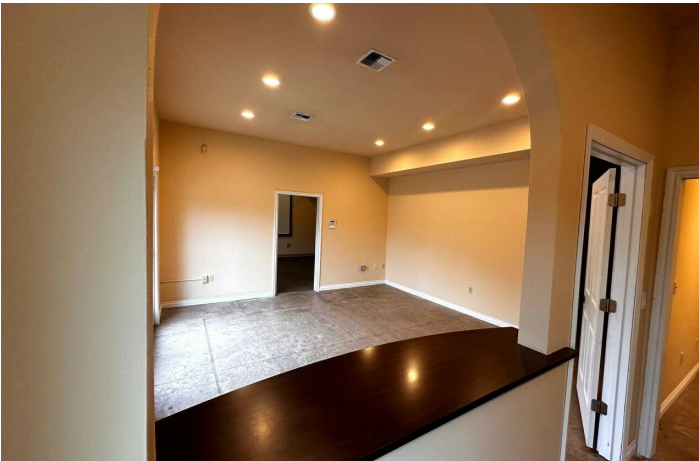
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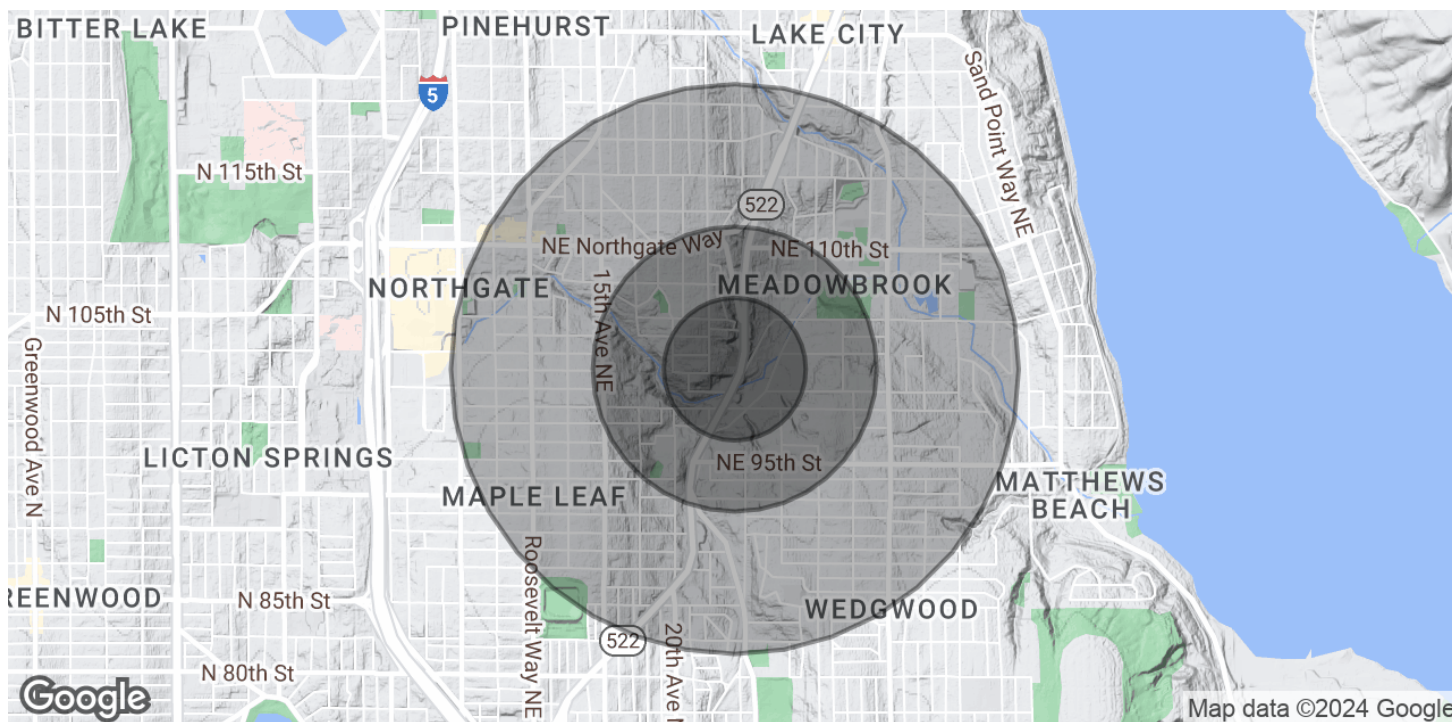


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	1,246	5,526	25,462
Average Age	40.1	39.4	38
Average Age (Male)	36.4	37	37.1
Average Age (Female)	41.3	40.3	38.9

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	493	2,163	10,676
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$134,918	\$133,663	\$123,557
Average House Value	\$716,696	\$713,201	\$660,493

* Demographic data derived from 2020 ACS - US Census

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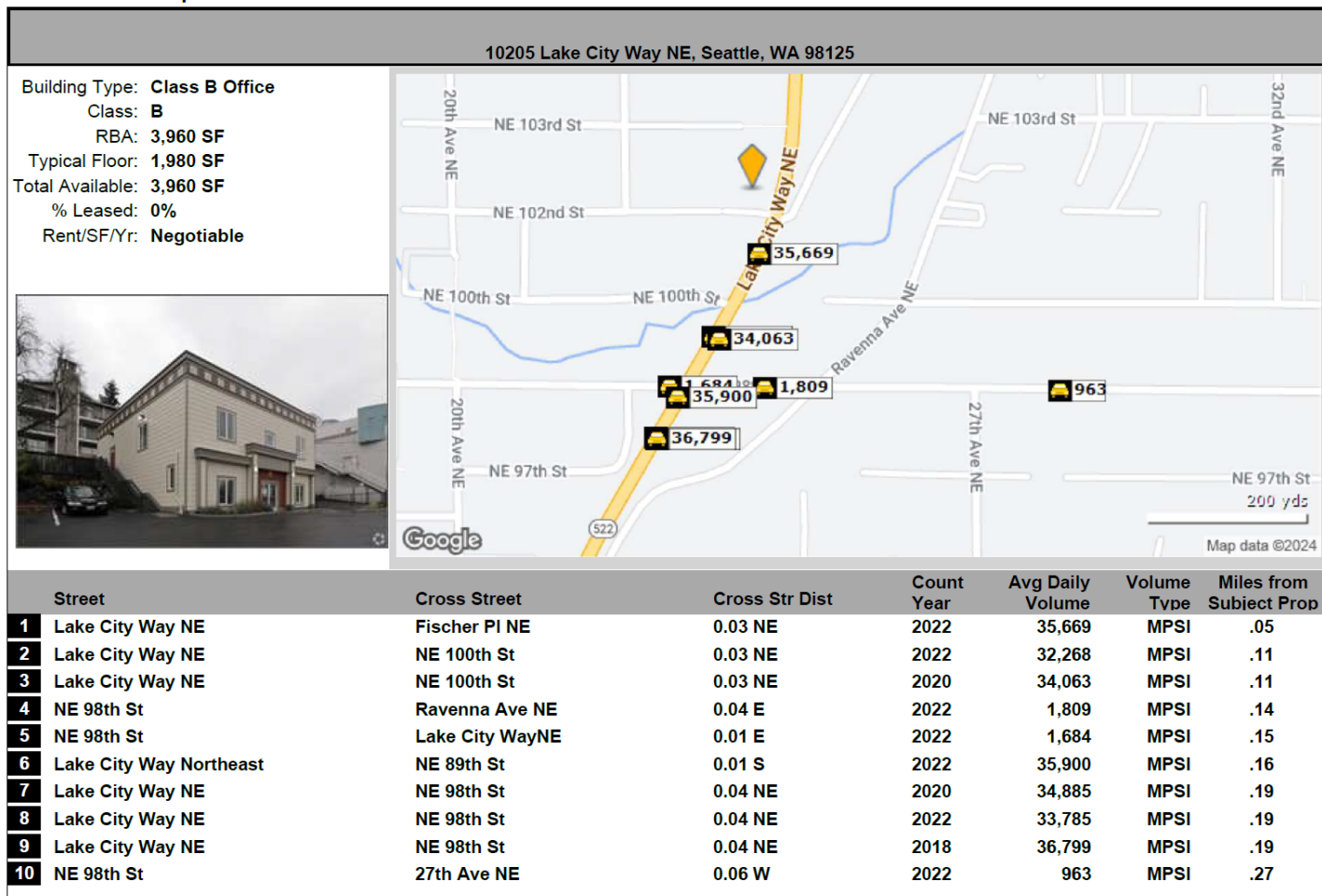
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Traffic Count Report



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