FOR SALE

CAPITOL HILL COMMERCIAL CONDO

505 E Denny Way, Suite C-1 Seattle, WA 98122



Sale Price **\$760,000**

OFFERING SUMMARY

Available Size:	2,329 SF 1,000 SF (Divisible)
Lot Size:	0.16 Acres
Price / SF:	\$326.32
Zoning:	MR (M)
Parcel Number:	0200050000

PROPERTY OVERVIEW

Rare opportunity to own a distinctive commercial condo in the heart of Capitol Hill. This corner unit in the classic Ambassador I condominium building has approved permits for a residence adjacent to the commercial space. Occupy one side and rent out the other or live in / operate a business in the entire space. Formerly a restaurant, the space has no usage restrictions. Explore endless opportunities in this unique and versatile property.

PROPERTY HIGHLIGHTS

- Sale Price: \$760,000
- · Warm shell condition with 2 built out restrooms
- · Permitted for buyer to build out
- High visibility corner location on Summit Ave and East Denny
- · Direct access to secured common area patio
- ADA compliant
- Ideal for coffee shop, bar, café, retail shop, art studios, medical, school, or residential home

COLDWELL BANKER COMMERCIAL DANFORTH Gretchen Hamm 206 972 1651 gretchen@gretahamm.com Bojidar Gabrovski 847 275 8474 bgabrovski@orioncp.com



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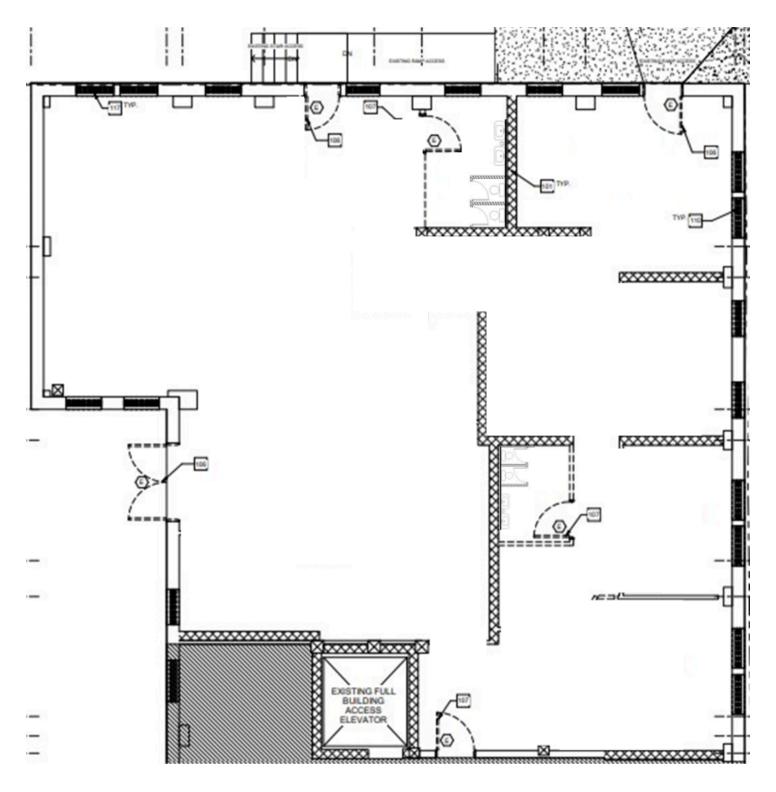
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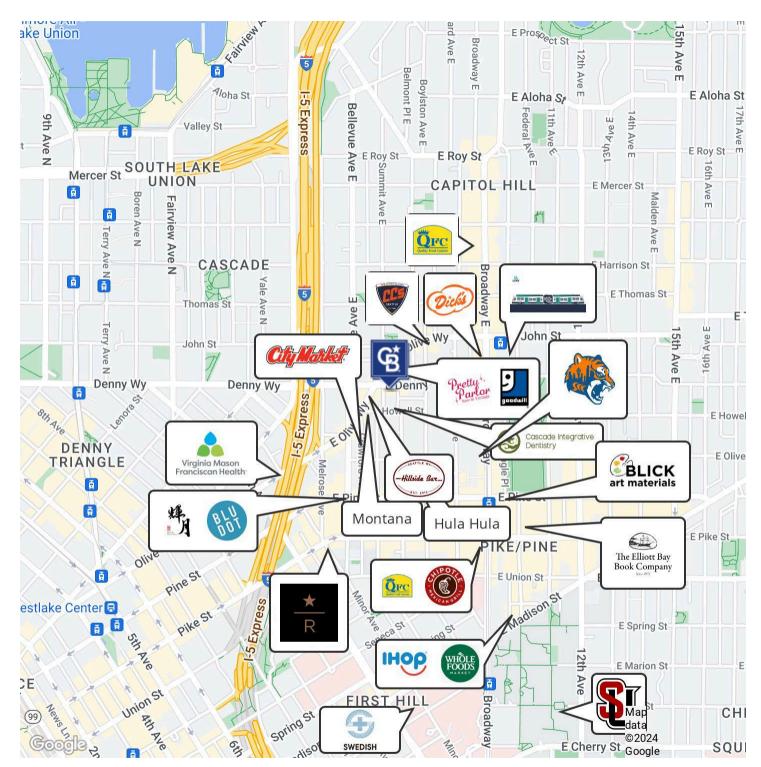


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