

\$1,550,000 - 2715 W Fort Street, Seattle

MLS® #2275098

\$1,550,000

0 Bedroom, 0.00 Bathroom,
Business/Commercial on 0.10 Acres

Magnolia, Seattle, WA

3,799 SF stand-alone concrete tilt-up industrial/flex building for sale in Magnolia's industrial hub. The 2,712 SF 1st floor features clear span warehouse space with 24 ft ceilings, roll-up loading door, floor drain, utility closet, restroom and tap room with ample seating. The 2nd floor consists of nearly 1,100 SF and features a kitchenette, restroom, storage room, and a large open seating area for 30+ people with a window overlooking the brewery in the warehouse below. The property also has outdoor seating, storage, parking, HVAC and a 10-yr Durolast roof warranty. Currently leased to a single tenant on a NNN lease until 7/31/2026. Excellent investment property or owner-user property with interim income!



Built in 1987

Essential Information

MLS® #	2275098
List Price	\$1,550,000
Sale Price	\$1,450,000
Bathrooms	0.00
Acres	0.10
Year Built	1987
Type	Business/Commercial
Sub-Type	Commercial Industrial
Status	Sold

Community Information

Address	2715 W Fort Street
Area	700 - Queen Anne/Magnolia
Subdivision	Magnolia
City	Seattle
County	King
State	WA
Zip Code	98199

Amenities

Parking Spaces	6
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Interior

Interior Features	Concrete, Laminate Hardwood, Laminate Tile
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Exterior

Exterior Features	Cement/Concrete
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Foundation	Poured Concrete
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Additional Information

Days on Market	324
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Cumulative Days on Market	324
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Days on Website	279
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