

# 7301 5th Ave NE #B

Seattle, WA

Owner-User Commercial Condo For Sale



**cannon  
commercial**





Green Lake

Subject Property







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An aerial photograph of a city, likely Seattle, showing a multi-lane highway (I-5) running diagonally from the bottom left towards the top right. The city is densely packed with buildings, mostly multi-story residential or commercial structures. In the background, a body of water (Puget Sound) is visible, and the city skyline of Seattle is on the horizon under a blue sky with scattered clouds. A semi-transparent white rectangular box is overlaid on the center of the image, containing the text.

# |01 PROPERTY INFORMATION

Executive Summary  
Property Highlights



# EXECUTIVE SUMMARY

## The Opportunity

Cannon Commercial is pleased to present the opportunity to acquire a commercial condo located in the charming Green Lake neighborhood. The 655 SF condo also includes 1 parking stall in the garage. Previous tenants include a range of health professionals and would be great for chiropractic, massage therapists, naturopathic, counseling and much more! REWIRE Labs (wellness company) is opening next door in suite A and would complement any health professional use!

The property is located approx. 3 minutes from Roosevelt Link Light Rail Station, I-5, and I-90. This location offers easy access and transportation for employees and customers.

## The Offer Process

Originally listed at \$490,000, the property is now being offered for \$470,000.

The Seller plans to review offers as they are submitted.

## Property Overview

Address:	7301 5th Ave NE #B Seattle WA 98115
Sale Price:	<del>\$480,000</del> \$470,000
\$/SF/Building:	\$717.56
Condo Size:	Approx. 655 SF (Per K.C.R)
Zoning:	NC2-55 (M)
Construction Class:	Wood Frame
Year Built:	1999
Eff. Year:	2005
Sprinklers	Yes
Tax Parcel #:	769856-0020



# PROPERTY HIGHLIGHTS

Possible live-work opportunity

Efficient office space with 3 private offices, waiting area, and private restroom.

1 dedicated parking stall

Full HVAC

Walking distance to many amenities and parks.

Central location with quick and easy access to I-5, I-90, and Hwy 99



Mins. to Light Rail Station

3

Mins. to I-5

3

Mins. to Hwy 99

3

Walk Score

93

Transit Score

64

Bike Score

88



An aerial photograph of a city, likely Seattle, showing a large highway interchange with multiple lanes and overpasses. The city is densely packed with buildings, and a forested area is visible in the background. The sky is blue with some clouds. The text '02 MARKET INFORMATION' is overlaid on the image in a large, white, sans-serif font. The number '02' is smaller and positioned to the left of 'MARKET INFORMATION'.

# 02 MARKET INFORMATION

Neighborhood Highlights  
Amenities Map



# NEIGHBORHOOD HIGHLIGHTS

within 3 miles of subject property



269k

Total Population



\$104k

Median Household  
Income

1.4%

2022-2027  
Expected  
Population Growth

15.7k

Business  
Establishments



\$136K

Average Household  
Income



122k

Daytime  
Employees



# AMENITIES

## MAP

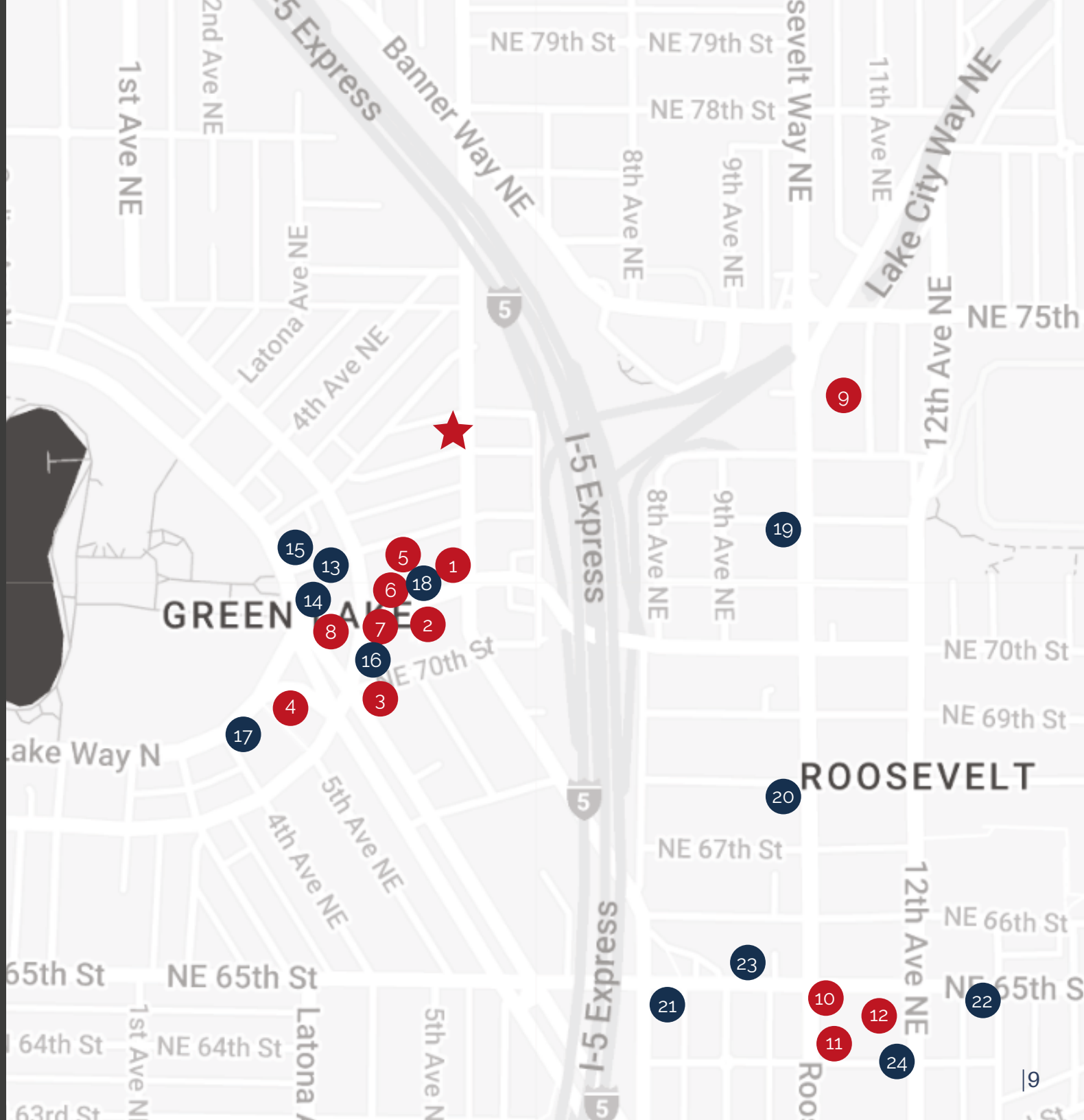
### RETAIL

1. PCC Community Market
2. Bartell Drugs
3. Key Bank
4. Wells Fargo
5. Homestreet Bank
6. Pure Barre
7. Road Runner Sports
8. Gregg's Greenlake Cycle
9. Safeway Market
10. LA Fitness
11. Chase Bank
12. Whole Foods

### RESTAURANTS

13. Shelter Lounge
14. Starbucks
15. Green Lake Grille
16. Tapas Lab
17. Retreat Cafe
18. Kitanda Espresso & Acai
19. Brunello Ristorante
20. Armistice Coffee
21. Casa Patron
22. The Westy Roosevelt
23. Portage Bay Cafe
24. Next Level Burger Roosevelt

★ Property: 7301 5th Ave NE #B







Subject Property







An aerial photograph of a city neighborhood, likely Seattle, showing a dense residential area with many houses and some larger buildings. A semi-transparent white rectangular box is overlaid on the center of the image, containing the text '03 PHOTO GALLERY/FLOOR PLAN'. The background shows a mix of green trees and urban structures, with a body of water visible on the left side.

# 03 PHOTO GALLERY/FLOOR PLAN



# PHOTO GALLERY

Main Level





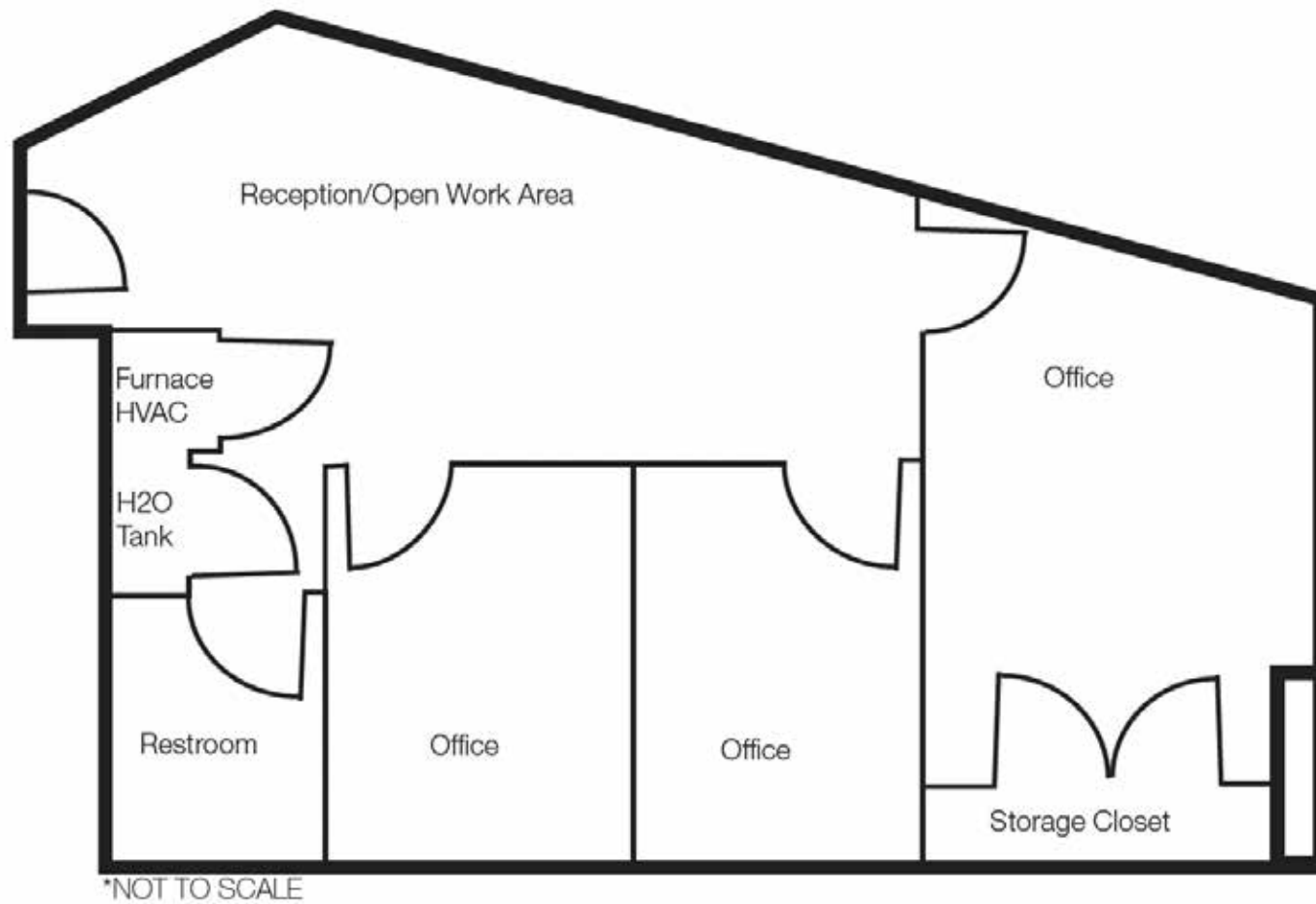
# PHOTO GALLERY

Aerials






# FLOOR PLAN







### Exclusive Representation

Cannon Commercial Real Estate is the exclusive listing Brokerage for this Offering. **Gloria Touch** is exclusively representing the Seller in the sale of **7301 5th Ave NE #B Seattle WA 98115**

### Property Tours

All property tours will be conducted exclusively by Listing Broker and by appointment only. To learn more about this property and to schedule private tour, please contact Listing Broker directly.

Cannon Commercial has been retained as the exclusive listing brokerage for 7301 5th Ave NE #B Seattle WA 98115. Legal documents and reports summarized in this Offering Memorandum are not intended to be comprehensive statements of the terms or contents of such documents and reports. While the Seller and Cannon Commercial believe the information to be accurate, potential buyers should conduct an independent investigation and reach conclusions without reliance on materials contained herein. The material contained in this Offering Memorandum is confidential, under the terms and conditions of a Confidentiality Agreement, which has been executed by the recipient as Reviewer, and furnished solely for the purpose of considering the purchase of the property described herein and is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of the Seller.

### Exclusive Listing Broker

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