

HAVE A HEART

FOR SALE - \$2,299,000

12833 MARTIN LUTHER KING JR WAY S | SEATTLE, WA 98178

NET INVESTMENT SALE IDEALLY LOCATED ALONG MLK JR WAY IN SOUTH SEATTLE WITH PRIME CORNER VISIBILITY AND EASY ACCESS



SALE INFORMATION

Building Size:	3,780 SF
Land Size:	0.34 Acres
Year Built:	1950
NOI:	\$203,190.80
Sale Price:	\$2,299,000

ADDITIONAL INFORMATION

- Single tenant NNN lease through 3/30/2029 with 3% annual increases
- Separate billboard lease included in sale, paying \$6,500/year
- Close proximity to South Center Mall, SeaTac Airport and Link light rail
- Excellent freeway access to I-5 and I-405



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