

# The Rainier/Orcas Buildings

5620 Rainier Ave S. & 4504 S. Orcas | Seattle, WA



*“Located at the center of Hillman City, just 6 blocks south of Tutta Bella & Columbia City.”*

#### Property SF:

- **3 separate Tenant spaces totaling 6,150 RSF.**
  - Corner Building at 5620 Rainier Ave S: 4,470 SF commercial bldg.
  - Adjacent Building at 4504 S Orcas St: 1,680 SF commercial bldg.

#### Features:

- 2 Tenants in place, with vacant space for Owner/Occupant.
- Retail exposure on both Rainier Ave. S. & S. Orcas Street.
- 7,361 SF lot zoned NC2-40 (neighborhood commercial with 40 ft. height limit).
- Parking stalls located behind the building off the alley.
- Located within 1 mile of new Columbia City Light Rail Station.

#### CONTACT:

**Frank R. Buchanan** | 206.623.9300 | [frank@makensay.com](mailto:frank@makensay.com) | [makensay.com](http://makensay.com)

**FOR SALE! \$770,000**

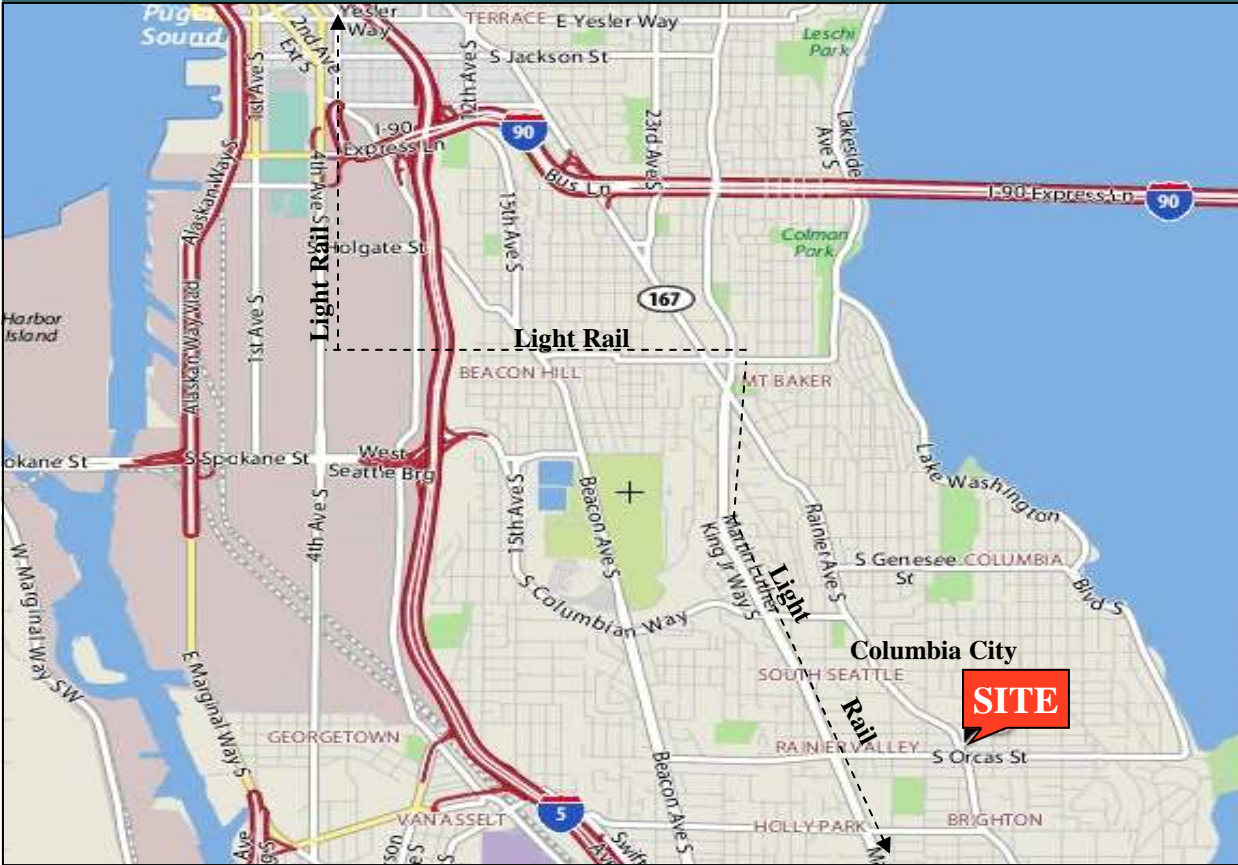
The information contained herein has been provided by the owner or obtained from sources we believe reliable, but all purchasers should fully investigate all information before entering a contract to purchase the building.

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- Alley access provides parking & rear access for users.
- High Traffic counts with over 25,000 cars per day on Rainier Ave. S. and over 4,000 cars per day on S. Orcas.
- Strong corner location with great visibility.

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