

Belmont

— Mansion —

Boutique 5-Unit
Investment
Opportunity in
Seattle's Vibrant
Capitol Hill

5 UNITS • BUILT 1903

1712 Belmont Ave, Seattle, WA

CBRE **EWING & CLARK**



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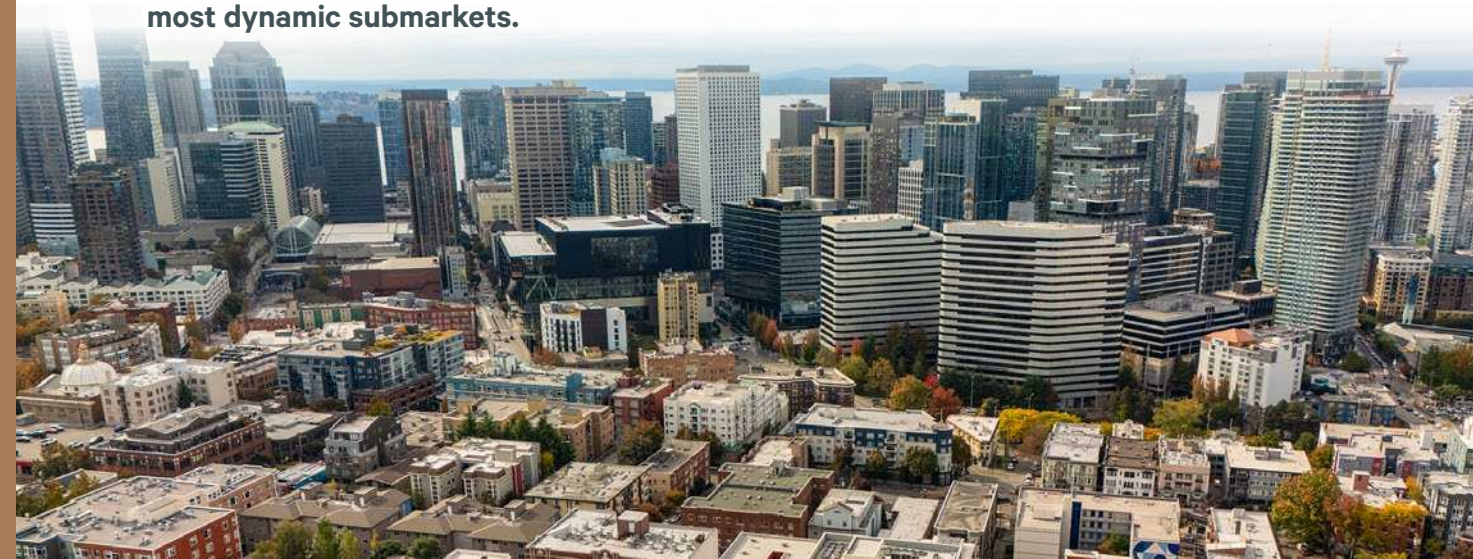
THE OFFERING

Boutique 5-Unit Investment Opportunity in Seattle's Vibrant Capitol Hill Neighborhood

CBRE and Ewing & Clark is pleased to present Belmont Mansion, a boutique 5-unit multifamily investment opportunity located in the heart of Seattle's vibrant Capitol Hill neighborhood. Built in 1903, this charming and well-maintained property blends historic character with modern upgrades, offering a rare opportunity to acquire a legacy asset with strong in-place income and future development potential.

The property features five spacious units, including a fully remodeled penthouse owner's unit, and sits on a 5,000 SF mid-rise zoned lot with potential to build up to 22,500 SF. **Located just a short walk from the Capitol Hill Light Rail Station and surrounded by some of Seattle's most iconic restaurants, cafes, and nightlife, Belmont Mansion is ideally positioned to attract long-term tenants and benefit from continued neighborhood growth.**

With its irreplaceable location, architectural charm, and value-add upside, **Belmont Mansion represents a compelling opportunity for investors seeking a unique asset in one of Seattle's most dynamic submarkets.**



Belmont — Mansion —

PROPERTY SUMMARY

Address	1712 Belmont Ave, Seattle, WA
Price	\$1,995,000
Units	5
Year Built	1903
Buildings	2
Net Rentable Area	4,962 SF
Average Unit Size	992 SF
Lot Size	5,000 SF
Zoning	MR (M)
Submarket	Capitol Hill

Investment Highlights



Prime Capitol Hill location
near shops, dining and transit



Walking distance (0.25 miles)
to Capitol Hill light rail station



Historic 1903 building with
timeless architectural charm



Five spacious units averaging
992 SF each



Fully remodeled penthouse
owner's unit with premium
finishes



Strong rental history with upside
through rent repositioning



5,000 SF rectangular lot zoned
MR (Mid-Rise)



Potential to develop up to
22,500 SF in the future



Quiet residential street
with excellent walkability



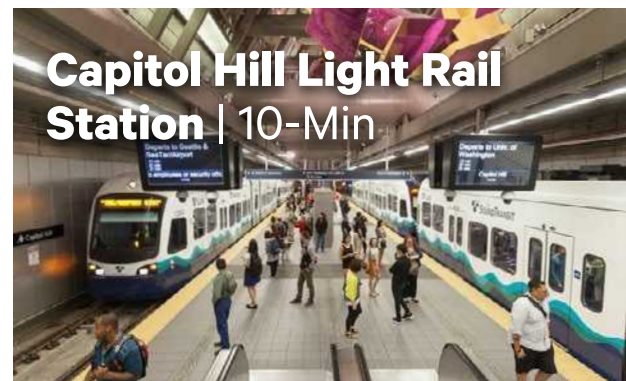
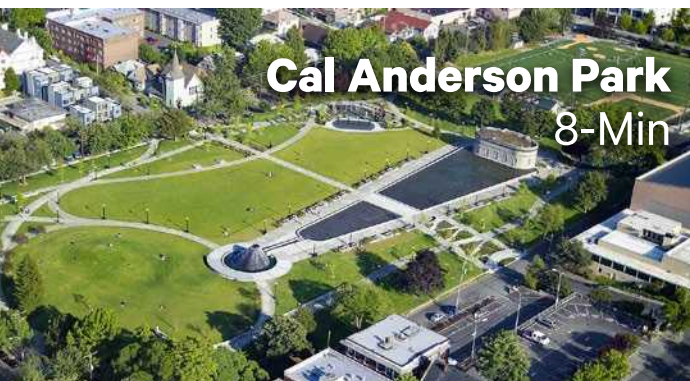
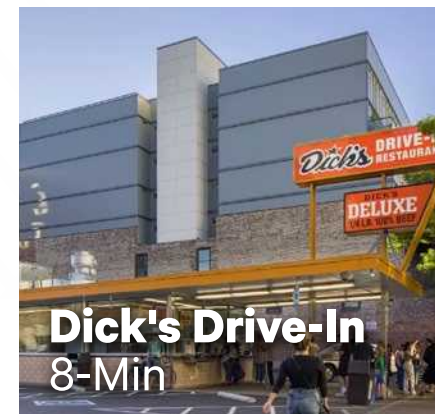
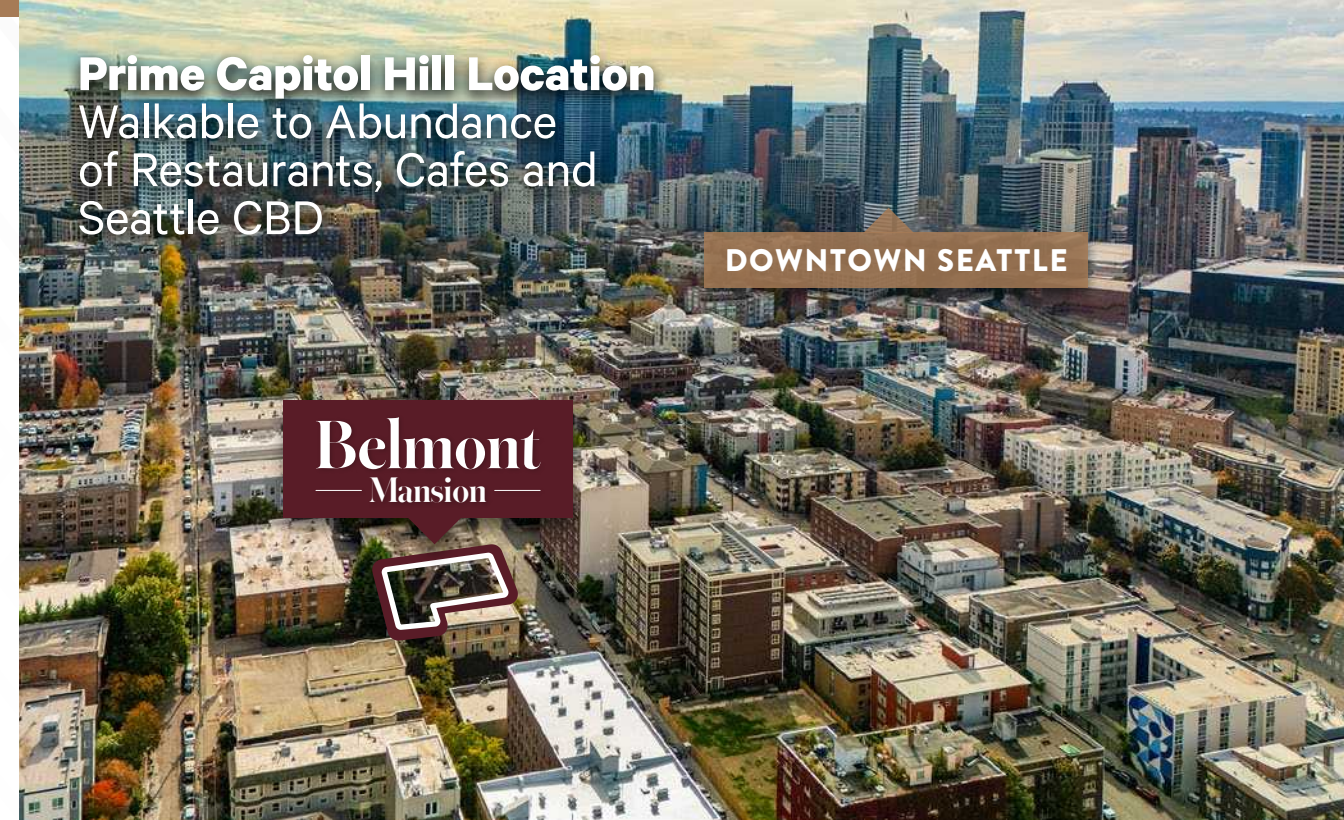
Ideal for long-term hold or
redevelopment strategy



Rare opportunity to own
a boutique asset in a core
location



Surrounded by top employers,
nightlife, and cultural amenities



Belmont — Mansion —



PNW MULTIFAMILY INVESTMENT SALES TEAM

Peter Wright

First Vice President
+1 206 442 2735
peter.wright@cbre.com

Casey Losh

Chief Executive Officer
+1 206 695 4824
closh@ewingandclark.com

Reed Hunter

First Vice President
+1 206 442 2713
reed.hunter@cbre.com

Spencer Clark

First Vice President
+1 206 442 2764
spencer.clark@cbre.com

Zach Fosse

Associate
+1 206 747 8533
zach.fosse@cbre.com

DEBT & STRUCTURED FINANCE

Josh Berde

Senior Vice President
+1 206 830 6433
josh.berde@cbre.com

Vicki Huynh

Senior Vice President
+1 425 681 3133
vicki.huynh@cbre.com

For more information, visit the website: www.CBRE-BelmontMansion.com

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