

4912 EVANSTON AVE N

\$1,900,000 | MLS # 2501126

Wonderful mid-century 9-unit apartment building in a prime Seattle location directly across from Woodland Park Zoo. The “Zoo-plex” features one basement studio and eight spacious one-bedroom units with hardwood floors and classic mid-century character. Amenities include common laundry, individual storage units, and off-street parking for two vehicles. Strong value-add opportunity with potential to increase rents or renovate units for enhanced income. This highly desirable location supports consistent tenant demand, low turnover, and ease of leasing. The property has been well maintained, with recent updates including a newer boiler, roof, and sewer line. Offered for the first time in over 30 years, this is a rare investment opportunity in a sought-after neighborhood—don’t miss your chance to own a truly unique asset.

PROPERTY FEATURES

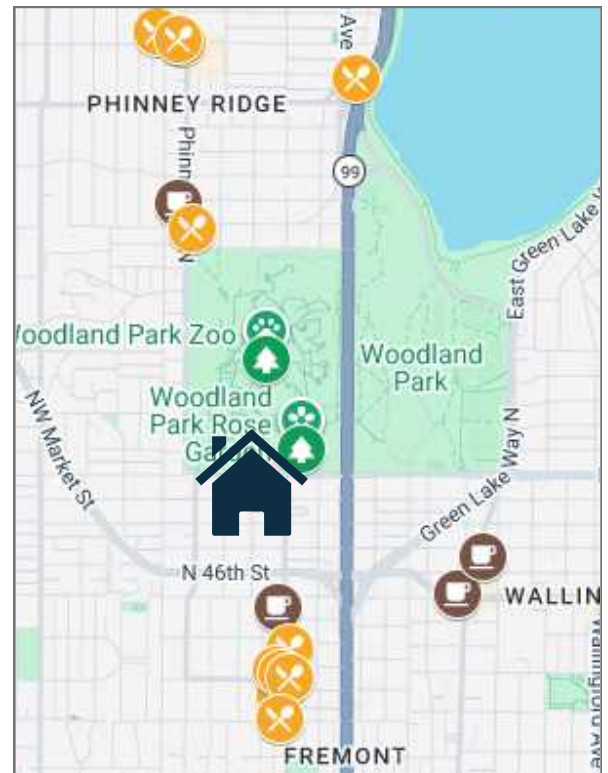
- 9 Units
- 5,000 Sq Ft Lot
- Built in 1955
- Total Monthly Inc: \$12,875
- Gross Scheduled Income: \$154,500
- Total Expenses: \$47,085.00
- Net Operating Inc: \$107,415

Expenses Per Year:

- Taxes: \$20,648
- Insurance: \$9,923.00
- Heating: \$3,121.00
- Electric: \$10,764.00
- WSG: \$1,629.00
- Pest Control: \$1,000.00

NEARBY AMENITIES

- **Parks/Activities:** Woodland Park Zoo, Rose Garden, Green Lake, Wallingford Playfield
- **Cafe's/Bakeries:** Fresh Flours, Baskette, Red Arrow, Ben’s Bread, Stone’s Throw, Diva
- **Eat/Drink:** Backyard Bagel, Paseo, Windy City Pie, El Chupacabra, RidgeWood Bottle & Tap, Red Mill Burgers, Pecado Bueno, Lupo, Fremont Bowl, Le Coin, Bongos



UNIT RENT PER MONTH

Unit #4912: 1 Bed, 1 Bath \$1,400	Unit #4916: 1 Bed, 1 Bath \$1,350	Unit #601 ½: 1 Bed, 1 Bath \$1,460
Unit #4912 ½: Studio, 1 Bath \$1,225	Unit #4918: 1 Bed, 1 Bath \$1,540	Unit #603: 1 Bed, 1 Bath \$1,475
Unit #4914: 1 Bed, 1 Bath \$1,425	Unit #601: 1 Bed, 1 Bath \$1,400	Unit #603 ½: 1 Bed, 1 Bath \$1,600



JOE KLARMAN
Real Estate Broker
206.683.5639
joe@lakere.com



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Buyer to verify.

ERIK ZAUGG

Real Estate Broker
206.713.2103
erik@lakere.com

