

LAKE BURIEN 4 APARTMENTS

FOR SALE

1014 SW 154TH STREET

BURIEN, WA 98166

- **A+ BURIEN LOCATION**
- **SIDE-BY-SIDE UNITS**
- **AVERAGE UNIT SIZE: 735 SQFT**
- **WALK SCORE: 90 - WALKER'S PARADISE**
- **RECENTLY UPZONED FOR HIGHER DENSITY,
FUTURE REDEVELOPMENT OPPORTUNITY**



**WESTLAKE
ASSOCIATES**





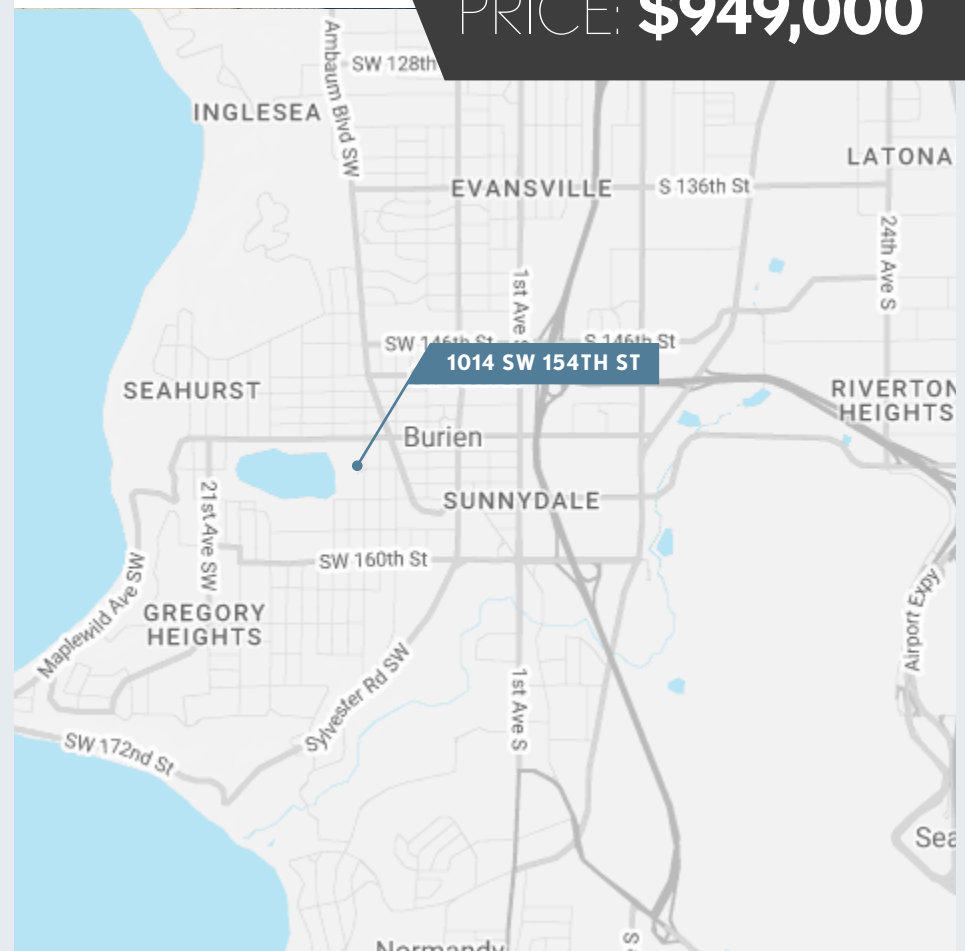
ASSET FEATURES

LAKE BURIEEN 4 APARTMENTS

ADDRESS	1014 SW 154TH STREET BURIEN, WA 98166
COUNTY	King
MARKET	Burien
APN#	192304-9240
ZONING	RM-18
LOT SIZE	14,645 SF 0.34 AC
YEAR BUILT	1953
# OF BUILDINGS	1
# OF FLOORS	1
# OF UNITS	4
GROSS BLDG SF	3,096 SF
RENTABLE SF	2,936 SF
PARKING	6 Surface
HEATING	Electric Wall
LAUNDRY	Common



PRICE: **\$949,000**



OFFERING SUMMARY

LAKE BURIEEN 4 APARTMENTS

Westlake Associates, Inc. is proud to exclusively list for sale the Lake Burien 4 Apartments.

Perfectly situated a block from Lake Burien, just steps from the charming Olde Burien and the lively 152nd Street Retail HUB, known for its top-notch restaurants, bars, and coffee spots. This property offers a mix of two 600 sq ft one-bedroom, one-bath units and two 868 sq ft two-bedroom, one-bath units, with three of the four recently upgraded with features like stainless-steel appliances, granite countertops, modern cabinets, bathroom fans, fresh tile, and LVT hardwood floors. It boasts a large communal lawn ideal for relaxation and convenience, a private backyard courtyard with each unit having a separate entrance door, a shared laundry facility, and six off-street parking spaces. Nestled among multimillion-dollar homes, the Lake Burien 4-Plex combines tranquility and prime location, making it a standout opportunity for investors and residents alike in Burien's increasingly desirable market.



INVESTMENT HIGHLIGHTS

LAKE BURIEN 4 APARTMENTS

- Single Story Side by Side Units
- Wood Frame Construction-Low Maintenance Brick Veneer Exterior
- Pitched Roof with Newer Low Maintenance Composition Shingles and Gutters (2017)
- Potential to Raise Below Market Rents
- Average Unit Size: 735 Square Feet
- 2 -Two Bedroom Units/ 2 -One Bedroom Units
- Private Courtyard for Tenant Enjoyment
- Large Front Landscaped Lawn Area for Tenants
- Newer Roof and Gutters/Downspouts (2017)
- Strong Rental Income with Low Vacancy
- Units A, C, D Fully Renovated
- Updated Electrical Panels in all Units
- All units feature Front and Back Entry Doors
- Bathroom Fans in All Units
- Common Laundry Room with Owner Storage Closet
- Updated Units Feature: Canned Lighting, LVT Floors, Stainless Steel Appliances, New Cabinets and Counter Tops
- Recently Upzoned for Higher Density, Offering a Prime Town-home Redevelopment Opportunity in the Future (Buyer to Verify)



LOCATION HIGHLIGHTS

BURIEN

- Burien is a Vibrant Community just outside of the City of Seattle
- Walk to popular Olde Burien Shops & Restaurants
- Stone's throw from Multi-Million Dollar Lakefront Single Family Homes
- 90 Walk Score - Close to all Essential Daily Errands
- Excellent restaurants and Bakery nearby including Elliott Bay Brewery Company, The Point Sports Bar, Nouveau and Grand Central Bakeries
- Close to Burien Dog Parks, Dottie Harper and Seahurst Parks
- Nearby Grocers Include: PCC, Trader Joe's, Fred Meyer, and Safeway
- Conveniently near SeaTac International Airport
- Easy Access to Highway 509, 518, and Interstates 5 and 405
- Close to Employment Hubs of Downtown Seattle, Sodo and Kent Valley Distribution Centers



INCOME & EXPENSES

RENT ROLL

UNIT #	UNIT TYPE	SF	CURRENT	PSF
A	2BD 1BA	868	\$1,650	\$1.90
B	1BD 1BA	600	\$1,450	\$2.41
C	1BD 1BA	600	\$1,400	\$2.33
D	2BD 1BA	868	\$1,600	\$1.84
4 UNITS		2,936 SF	\$6,100	\$2.12

INCOME

	CURRENT
Scheduled Rent Income	\$6,100
+ Laundry Income	\$92
Scheduled Income	\$6,192
Annual Scheduled Income	\$74,306

EXPENSES

	CURRENT
Taxes	\$11,741
Insurance	\$2,500
Utilities W/S/G/E	\$5,820

PHOTOS







SITE AMENITIES & DEMOGRAPHICS

WHAT'S NEARBY



SCHOOLS AND SERVICES

- Burien Transit Center
- St. Anne Hospital
- Lake Burien
- Lakeview Park
- Highline Memorial Stadium
- Sylvester Middle School
- Gregory Heights Elementary
- Seahurst Elementary School
- Burien Library
- SeaTac International Airport



RETAIL

- Safeway
- Grocery Outlet
- PCC Community Market
- Trader Joe's
- Value Village
- Ross Dress for Less
- PetSmart
- Bartell Drugs
- Staples
- Hong Kong Market



FOOD AND DRINK

- Tikal Bakery
- Azteca Mexican
- Good Time Ernie's Pub
- Round Table Pizza
- Wendy's
- The Crawfish Hut
- Kikey's Cafe
- Starbucks
- Panda Express
- Bakery Nouveau
- Burien Press
- Hobnobber Bar
- Vince's Italian Restaurant
- Taqueria Casa Mixteca
- Snack Gyro
- Fireside Burien
- The Point
- Australian Pie
- Grand Central Bakery
- KW Korean BBQ

POPULATION

	1-MILE	3-MILE	5-MILE
Total Population	17,709	89,430	197,213
Growth 2024 - 2029 (est.)	140%	0.44%	0.41%
Median Age	40.9	39.7	39.7

HOUSEHOLDS & INCOME

	1-MILE	3-MILE	5-MILE
Total Households	7,220	32,645	73,095
Median HH Income	\$81,729	\$85,525	\$84,973
Renter Occupied Housing	56.25%	47.00%	45.86%

BURIEN & WHITE CENTER

Burien is a young, diverse city built from homesteads around Lake Burien and a summer waterfront community on the Puget Sound. With six miles of shoreline and expansive mountain views, the community offers a high quality of life where residents can access acres of public parks, trails, and a restored beach. Housing includes starter homes to high-end homes, condominiums and apartments of all sizes. Burien is the third most walkable city in Washington state. The Beverly Park neighborhood, along with Boulevard Park and Southern Heights, is among the most culturally diverse neighborhoods in Burien, influenced by more recent waves of migration and immigration.

In 1919, a group of Seattle businessmen organized to build the Rainier Golf and Country Club. A few years later, members of the Seattle Jewish community, excluded from Rainier, built their own golf course next door, now known as Glen Acres Golf and Country Club. The early years of The Boeing Company brought an influx of professionals who built stately homes in this neighborhood.

Burien is conveniently located as a central hub. Driving north to Seattle can be accessed in about 12 minutes, east to Sea-Tac Airport in five minutes, and south to Tacoma or east to Bellevue in about 30 minutes. The Burien Transit Center offers public transit connections to across the region, including the Rapid Ride F bus line. This central location combined with transit options allow for convenient access to jobs and entertainment.

Downtown Burien's major arterial boasts wide sidewalks, benches, landscaping and old-fashioned lampposts. Town Square is home to the King County Regional Library and Burien City Hall, as well as a weekly farmers market. Olde Burien, the historic town center, bustles with new boutiques, businesses and restaurants.

White Center is an unincorporated King County neighborhood on the south edge of West Seattle, is a multicultural hub that tells the story of immigrants and refugees who joined local blue-collar workers in the search for affordable housing and a place to call home.

The neighborhood sprung from logged lands and small farms of European settlers. As industrial operations were established along the Duwamish River during the first half of the 20th century, farmers subdivided their land and made way for housing developments, especially during the 1940s and post-World War II. Federal housing projects were built for immigrants and working-class families who came to the area as wartime workers. Once the war ended, many were able to purchase property cementing White Center's multilingual multicultural identity.



BROKER CONTACT

EXCLUSIVELY LISTED BY:

DAVID PETERSEN

MANAGING BROKER

P 206.300.8909

david@westlakeassociates.com

MATTHEW MOLONEY

BROKER

P 206.743.6405

mattm@westlakeassociates.com

Since 1975, Westlake Associates, Inc. has been the premier provider of commercial real estate brokerage services in the Puget Sound Region.

Our unsurpassed commitment to creating and preserving our clients' real estate investment wealth has resulted in thousands of successful transactions and a long history of repeat business and client referrals. Westlake currently has 25 brokers.

The professionals at Westlake Associates collaboratively work with clients to develop customized, creative solutions designed to maximize investment returns.

We've built a strong foundation of experience in Investment Property Sales, Commercial Leasing, Property Management, and comprehensive real estate services over our 50-year history. We operate as a team and leverage each other's resources and experience to provide the highest level of client services.

PROUD MEMBERS OF:

- + COMMERCIAL BROKERS ASSOCIATION (CBA)
- + NORTHWEST MULTIPLE LISTING SERVICES (NWMLS)
- + LOOPNET NATIONAL LISTING SERVICES
- + COSTAR COMMERCIAL REAL ESTATE DATA & NATIONAL LISTING
- + COMMERCIAL INVESTMENT REAL ESTATE (CREI)
- + WASHINGTON STATE REALTORS ASSOCIATION (WSMA)



WESTLAKE
ASSOCIATES

1200 WESTLAKE AVENUE N, SUITE 310
SEATTLE, WASHINGTON 98109

©2025 WESTLAKE ASSOCIATES, INC. DISCLAIMER: This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, and numbers are approximate. Parties must verify the information and bear all risk for any inaccuracies.