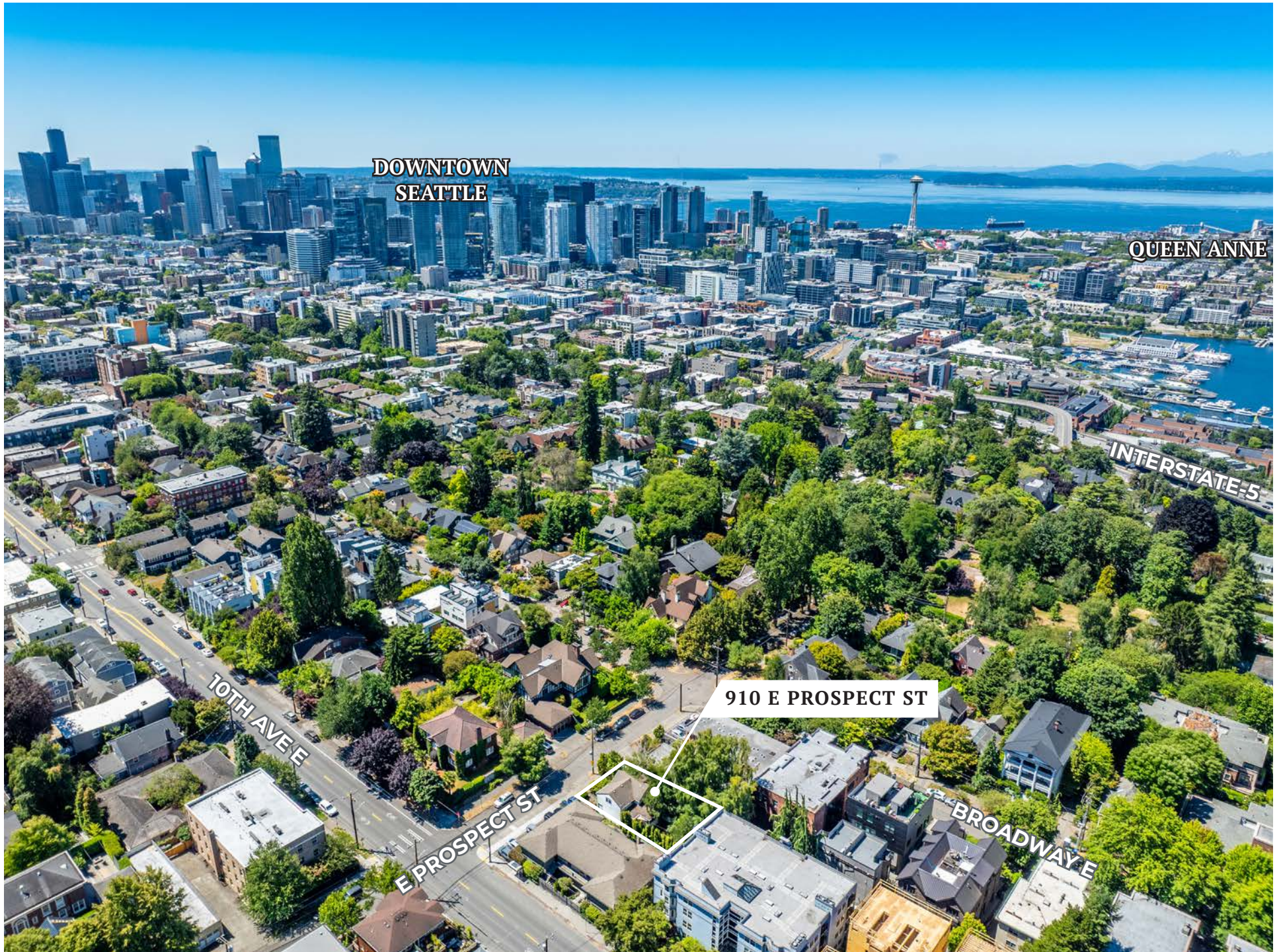


MANSION DISTRICT FOURPLEX



WESTLAKE
ASSOCIATES

910 E PROSPECT STREET
SEATTLE, WA 98102





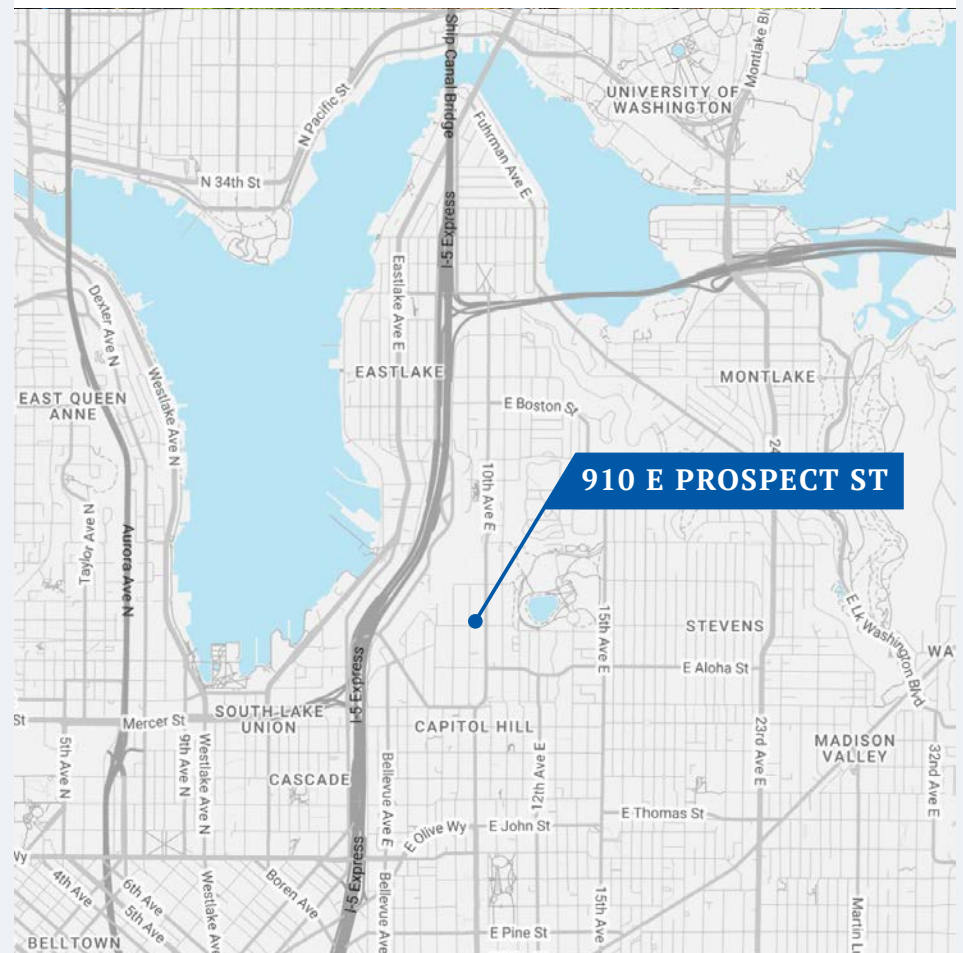
ASSET SUMMARY

MANSION DISTRICT 4

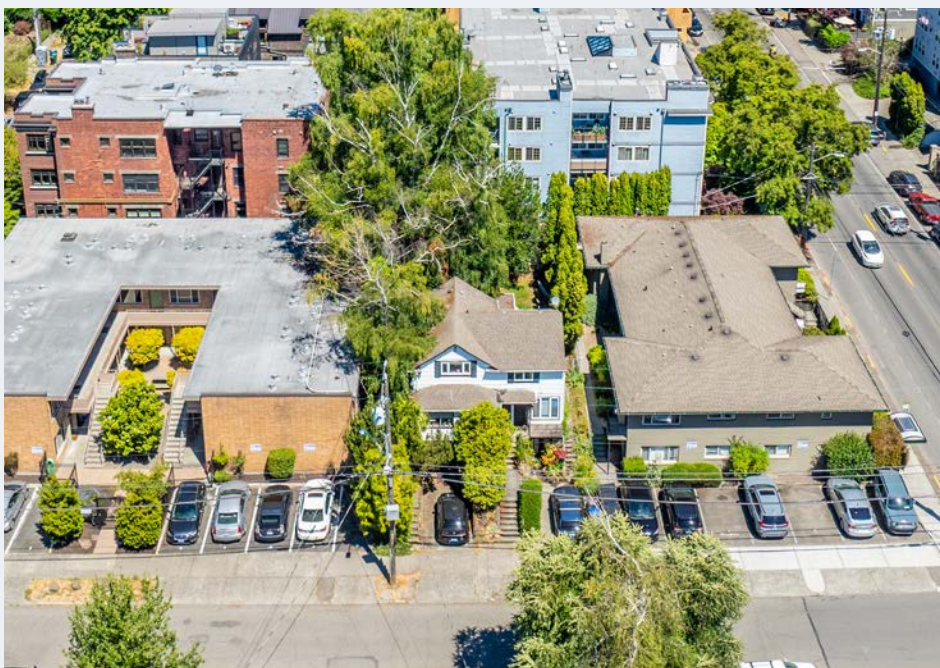
910 E PROSPECT STREET
SEATTLE, WA 98102

PRICE: \$1,095,000

MARKET CAP	6.68%
COUNTY	King
MARKET	Seattle - Capitol Hill
APN#	676270-0340
ZONING	LR3(M)
LOT SIZE	4,000 SF 0.09 AC
YEAR BUILT	1905
# OF BUILDINGS	1
# OF UNITS	4 (2 Non-Conforming Units)
NET RENTABLE SF	2,400 SF (approx.)
EXTERIOR	Wood Frame
ROOF	Composition
LAUNDRY	Common
PARKING	Surface



INVESTMENT SUMMARY



Westlake Associates, Inc. is pleased to present the exclusive listing of the Mansion District Fourplex for sale.

The Mansion District Fourplex is a charming 4-unit multifamily property nestled in the heart of Seattle's prestigious North Capitol Hill neighborhood. This historic gem, built in 1905, blends timeless appeal with modern potential, offering investors a rare chance to capitalize on one of the city's most desirable areas. Renowned for its upscale residential vibe, seamless access to Broadway Avenue's vibrant shopping and entertainment scene, and proximity to the expansive 40-acre Volunteer Park, North Capitol Hill stands as a gateway to Downtown Seattle and the booming South Lake Union tech hub. Whether you're looking to boost rental income through market-rate adjustments, legalize the two lower non-conforming units for added value, owner-occupy a unit while generating passive revenue, or redevelop the site into higher-density housing, Prospect Four is poised for substantial returns in a market where demand continues to outpace supply.

INVESTMENT HIGHLIGHTS

- Premier High-End Residential Neighborhood
- Potential to raise below market rents
- Perfect Owner-Occupant property
- Exterior Brick and Stone Façade siding
- Double Pane Vinyl Windows with vents
- Parking for 2 vehicles
- 4,000 Sq.Ft. Interior Lot
- LR3 (M) Zoning
- Common Laundry Room
- Potential for redevelopment into townhomes, condos or apartments.



LOCATION HIGHLIGHTS

CAPITOL HILL

- Superior Capitol Hill Location
- Located in one of the strongest rental markets in Seattle
- Close walk to “Broadway Ave” Shopping and Entertainment district
- Walking distance to Quality Food Center (QFC)
- 1.5 miles to South Lake Union Business District
- Two blocks from the popular Roy Street Coffee and Tea
- Just West of 40 Acre Volunteer Park and Seattle Asian Art Museum
- Serviced by Metro Transit line and Seattle Street Car
- Close to Capitol Hill Light Rail Station serving Downtown Seattle, University of Washington, Northgate, Century Link Field, Pioneer Square, and Seattle Tacoma International Airport
- Area neighborhood restaurants include the Cook Weaver, Altura Italian, Witness, Tacos Chukis, Redhook Brewlabs, Poppy, Queen Sheba



INCOME & EXPENSES

UNIT SUMMARY MIX

# OF UNITS	UNIT TYPE	SF	CURRENT	MARKET
2	STUDIO	300	\$680 - \$800	\$1,300
1	1 BD 1 BA	800	\$1,925	\$2,100
1	2 BD 1 BA	1,000	\$2,800	\$2,900
4 UNITS		2,400 SF	\$6,205	\$7,600

INCOME

	CURRENT	MARKET
Scheduled Rent Income	\$6,205	\$7,600
+ Utility Reimbursements	\$300	\$300
+ Parking Income	\$0	\$200
Scheduled Monthly Income	\$6,505	\$8,100
Annual Scheduled Income	\$78,060	\$97,200

EXPENSES

	CURRENT	MARKET
Taxes	\$12,473	\$12,473
Insurance	\$2,500	\$2,500
Utilities W/S/G/E	\$4,000	\$4,000
Maintenance / Repairs	\$3,000	\$3,000
Total Expenses	\$21,973	\$21,973
Expenses per Unit	\$5,493	\$5,493
Expenses per Net RSF	\$9.16	\$9.16







MAKING THE NON-CONFORMING STUDIOS CONFORMING

Typical Path To Conformance

The standard process involves applying for a **Construction Permit – Establishing Use** through the Seattle Department of Construction and Inspections (SDCI), often paired with an Alteration permit to address any code upgrades required for safety and compliance (egress, fire separations, electrical/plumbing separations, ceiling heights, etc.). Documentation demonstrating historical continuous use since before relevant code changes is typically key. Many owners of similar vintage Capitol Hill and Seattle multifamily properties have successfully completed this process. Timeline and exact scope are property-specific and best evaluated with a qualified team (architect or designer experienced in SDCI multifamily work, contractor, and land-use consultant). A pre-purchase feasibility review is strongly recommended as part of buyer due diligence.

IMPORTANT NOTE FOR PROSPECTIVE BUYERS

This information is provided for general informational purposes. It does not constitute legal, permitting, or investment advice. Feasibility, costs, timeline, and required improvements are subject to SDCI review and the specific conditions of the property. Prospective buyers should conduct their own independent due diligence with SDCI and qualified professionals familiar with Seattle multifamily legalization projects.



910 E PROSPECT STREET DEVELOPMENT POTENTIAL SUMMARY

ZONE: LR3(M) (w/HALA-MHA implementation)

MHA REQUIREMENTS: MEDIUM MHA AREA
6% PERFORMANCE OR \$14.07/SF PAYMENT FOR RESIDENTIAL USE

USE STUDIED:
APARTMENTS (EXISTING)

SITE AREA: 4,000 SF
40' X 100' LOT

EXISTING BUILDING AREA: 2,400 SF
(FINISHED BUILDING AREA PER KING COUNTY PARCEL RECORDS)

FAR: 1.8 MAX*
4,000 SF X 1.8 = 7,200 SF ALLOWABLE BUILDING AREA
*REQUIRES CONSTRUCTION CONFORMING TO SDCL GREEN BUILDING STANDARDS

HEIGHT LIMIT: 40' MAX*
*EXCEPTIONS FOR PARAPETS, UNENCLOSED ROOF AREAS, PARTIALLY BELOW GRADE FLOORS, ETC.

BUILDABLE FOOTPRINT: 7,200 SF MAX*
*60' X 120' AREA SOUTH OF EXISTING MASONIC TEMPLE -
REQUIRES REPLACEMENT PARKING FOR EXISTING FACILITY USE, DOES NOT INCLUDE FIRE SEPARATION DISTANCE ALLOWANCE

SETBACKS:
FRONT: 5'
SIDE: 5' MINIMUM, 7' AVERAGE
REAR: 15' MINIMUM (W/O ALLEY)

WITH LIMITED EXCEPTIONS ALLOWED FOR PROJECTIONS

PARKING:
PARCEL IS LOCATED IN A PARKING FLEXIBILITY AREA, ALLOWING UP TO A 50% REDUCTION IN REQUIRED SPACES WITHIN 1,320' OF A BUS STOP WITH FREQUENT TRANSIT SERVICE

BASE REQUIREMENT: 1 SPACE PER DWELLING UNIT OR 1 SPACE FOR EVERY 2 SEDU'S
5 SPACES WITH 1 BARRIER FREE SPACE PROPOSED

BICYCLE PARKING: 1 SPACE PER DWELLING UNIT
10 BIKE RACK SPACES PROPOSED

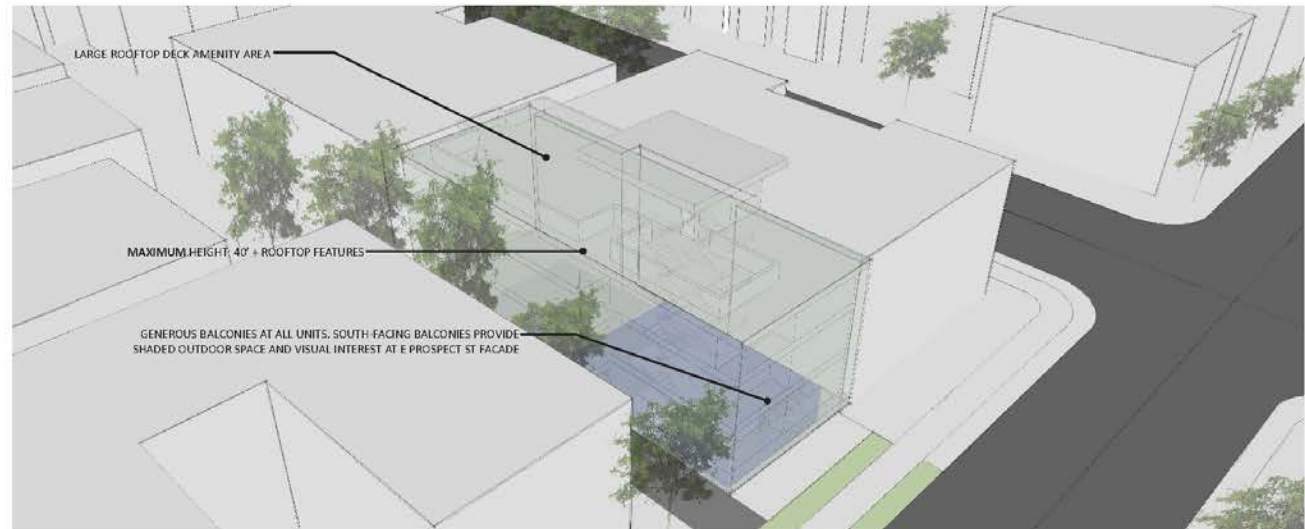
ADDITIONAL REQUIREMENTS:

AMENITY AREA
25% OF LOT AREA W/ 50% PROVIDED AT GROUND LEVEL

FACADE MODULATION AND (MIN) 20% TRANSPARENT STREET-FACING FACADE

SOLID WASTE & RECYCLABLE MATERIAL STORAGE AND ACCESS
12' MINIMUM DIMENSION, 150 SF FOR 9-15 UNITS

NFPA 13 SPRINKLER SYSTEM
1 HOUR RATED CONSTRUCTION THROUGHOUT



910 E Prospect Street- Preliminary Site Studies
2019.01.25



MATERIALS + TEXTURES + DEPTH

LAYERING TO CREATE DEPTH, SHADING, AND VISUAL INTEREST

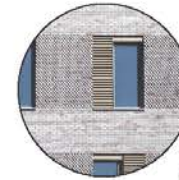
FACADE MODULATION TO ADDRESS HUMAN SCALE

USE OF HIGH-QUALITY AND DURABLE MATERIALS TO ENSURE "TIMELESS" NON-TRENDY AESTHETIC WITH LOW MAINTENANCE

"FABRIC" BUILDING STRATEGY - WEAVES INTO EXISTING CONTEXT WITHOUT MIMICRY



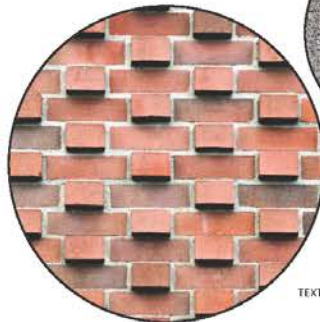
LAYERED FACADE



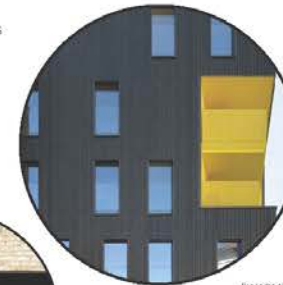
SHADING AND DEPTH



DURABLE MATERIALS



TEXTURE



"WARM" MATERIAL CHARACTER



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FORM + SPACE

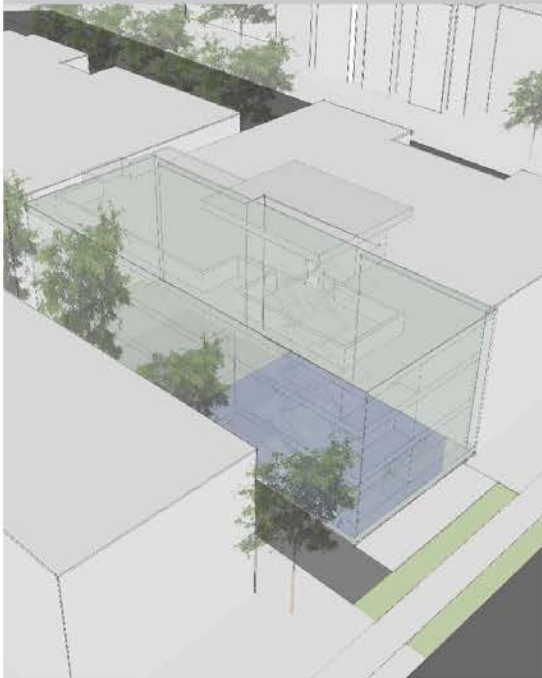
NEW STRUCTURE AS A CONTRASTING COUNTERPART TO CONTEXT

FOCUS ON SENSE OF ARRIVAL WITH SHARPLY VISIBLE ENTRY AND CIRCULATION TO CREATE AN "ACTIVE" BUILDING PRESENCE

PUBLIC AND SEMI-PUBLIC GATHERING AREAS

LANDSCAPED AMENITY AREA AT NORTH OF SITE CREATES SEMI PRIVATE SPACE WHILE ENHANCING NORTH UNIT BALCONIES

PEDESTRIAN SCALE ADDRESSED THROUGH COVERED ENTRY AND LOBBY AREA CONFIGURATION



VISIBLE CIRCULATION



CONTEXTUAL MATERIALS



INDOOR-OUTDOOR CONNECTION



GATHERING SPACES



NEW + OLD CONNECTION



910 E Prospect Street- Preliminary Site Studies
2019.01.25







SCHOOLS & SERVICES

- Volunteer Park
- Seattle Asian Art Museum
- St. Mark's Greenbelt
- Lowell Elementary School
- I-5 Colonnade
- Streissguth Gardens
- Seattle Fire Station 22
- Seattle Amistad School
- Interlaken Park
- Seattle Preparatory School



SHOPPING

- QFC
- Broadway Market
- Summit Foods Market
- Safeway
- Kitchen & Market
- Thomas Street Market
- Trader Joe's
- Whole Foods Market
- District H
- Capitol Hill Sunday Market



FOOD & DRINK

• The Lookout	• Deluxe Bar & Grill
• Harry's Fine Foods	• Carrello
• Cornelly	• Ishoni Yakiniku
• Sol Liquor	• Bait Shop
• Single Shot	• Corvus & Company
• Top Pot Doughnuts	• Volunteer Park Cafe
• Summit Public House	• Taurus Ox
• Cook Weaver	• Macrina Bakery
• Altura	• D'La Santa
• Cheers Hong Kong	• Rom Mai Thai

POPULATION	1 - MILE	3 - MILE	5 - MILE
Total Population	53,900	309,737	524,793
Growth 2024 - 2029 (est.)	2.23%	2.18%	1.68%
Median Age	34.8	34.4	35.8

HOUSEHOLDS & INCOME	1 - MILE	3 - MILE	5 - MILE
Total Households	33,514	164,636	258,914
Median HH Income	\$106,175	\$108,752	\$118,366
Renter Occupied Housing	79.69%	74.21%	64.09%



LOCATION

CAPITOL HILL

Nestled just minutes from downtown, Capitol Hill is one of Seattle's most dynamic and sought-after neighborhoods. Known for its vibrant energy, tree-lined streets, and historic charm, this community offers an unbeatable combination of city living and neighborhood character.

Capitol Hill is a hub of culture, diversity, and innovation. It's home to an array of acclaimed restaurants, cozy coffee shops, indie boutiques, and one of the city's most exciting nightlife scenes—all within easy walking distance. The neighborhood also boasts a deep artistic and architectural heritage, with stately early-20th-century homes, classic brick apartment buildings, and thoughtfully designed modern residences.

Residents enjoy proximity to lush green spaces like Volunteer Park—with its iconic water tower and conservatory—and Cal Anderson Park, a central gathering spot for recreation and community events. Capitol Hill is a crossroads for diverse demographics. It attracts young professionals, artists, students from Seattle University, and longtime residents alike. The neighborhood's walkability, access to public transit (including a central light rail station), and proximity to downtown make it both convenient and appealing for city dwellers.

At its heart, Capitol Hill is a hub for Seattle's LGBTQ+ community and has long been a center for activism, artistic expression, and nightlife. The neighborhood pulses with creativity, from live music venues and independent theaters to colorful murals and innovative galleries. Pike and Pine Streets form the energetic spine of the neighborhood, lined with cafes, vintage shops, bars, and some of the city's most beloved restaurants.



Capitol Hill is one of Seattle's most iconic and vibrant neighborhoods, known for its eclectic character, progressive spirit, and rich cultural history.

Perched just east of downtown, Capitol Hill offers a dynamic blend of old and new—Victorian mansions and historic apartment buildings sit alongside sleek modern developments and buzzing commercial corridors.

VOLUNTEER PARK

A historic Olmsted-designed park featuring expansive lawns, walking trails, the Volunteer Park Conservatory, and the Seattle Asian Art Museum. The park's old water tower offers panoramic views of Seattle and Mount Rainier.

CAL ANDERSON PARK

A central green space offering a mix of recreation and reflection, including a reflecting pool, sports fields, skate park, and frequent community events.

NEUMOS

A legendary live music venue that has hosted both emerging and world-renowned acts, making it a cornerstone of Seattle's indie and alternative music scene.



BROKER CONTACT

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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)**



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