



GENEVA APARTMENTS

1945 Aurora Ave N | Seattle, WA 98109

A MULTI-FAMILY DEVELOPMENT OPPORTUNITY

PROPERTY HIGHLIGHTS

- QUEEN ANNE | LAKE UNION URBAN LOCATION
- LISTED PRICE: \$2,500,000
- 36 UNITS
- 16 PARKING SPACES
- C1-65 ZONING
- 9,700 SF LOT SIZE
- CLOSE TO FINAL PERMIT

CONTACT INFORMATION:

IAN BROWN

PRINCIPAL | BROKER

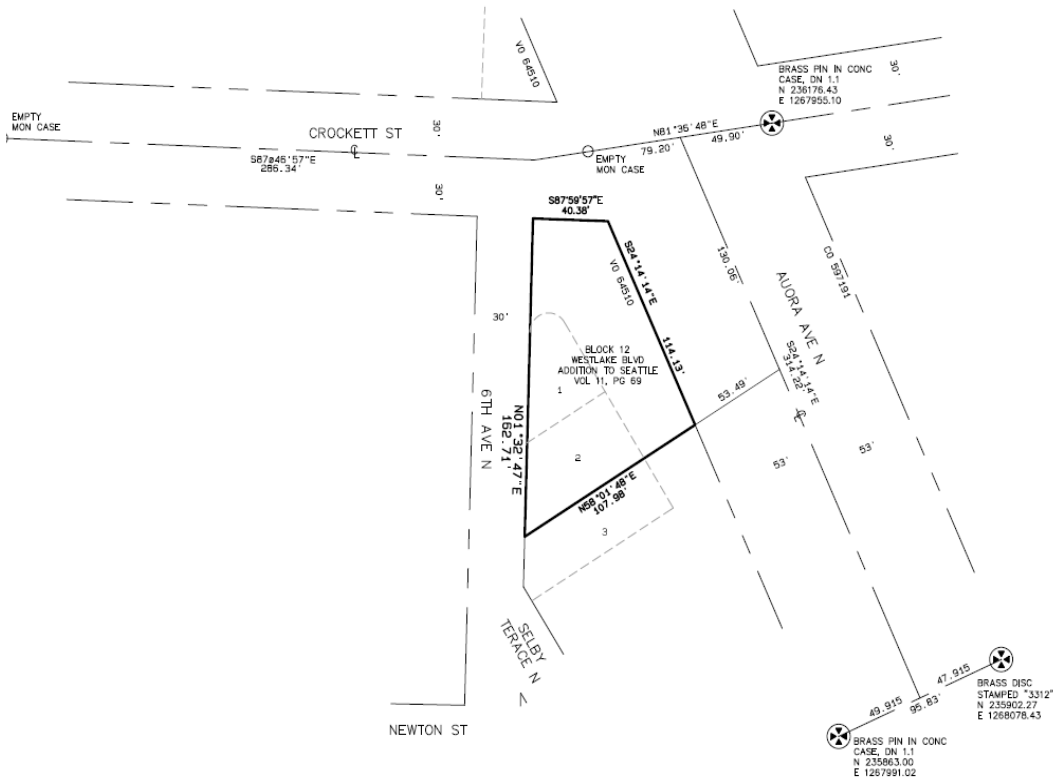
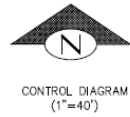
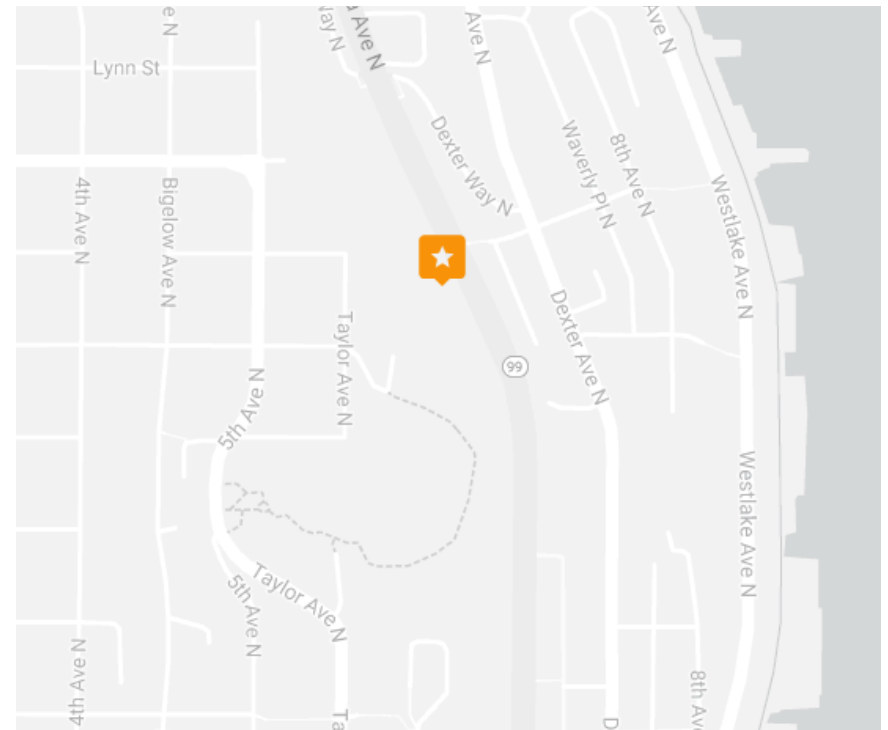
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WESTLAKE
ASSOCIATES, INC.

WESTLAKE ASSOCIATES, INC. IS PROUD TO PRESENT THIS GENEVA DEVELOPMENT SITE FOR SALE. LOCATED ON ONE OF THE MAJOR ARTERIAL STREETS IN SEATTLE, THE PROPOSED DEVELOPMENT IS A SIX-STORY, 36-UNIT APARTMENT BUILDING. In proximity to the neighborhoods of Fremont, Ballard and Greenwood to the North, and South Lake Union and Downtown to the South, the Queen Anne area is easily accessible.







Queen Anne is identified while driving on I-5 by the historical school house that sits on top of the hill. Once Queen Anne High School, it has been converted into very charming and classy upscale apartments, townhouses, and condos.

Queen Anne residents enjoy many magnificent views from anywhere on the hill. The most famous, and most popular view is the one from Kerry Park facing the downtown area. From the park, viewers see the Key Arena, former home of the Seattle Sonics and current home to the Seattle Storm, and the Seattle Center in

the foregrounds, with the majestic Mt. Rainier engulfing the boundaries of downtown.

Queen Anne Hill has long been considered Seattle's premier residential neighborhood due to its close proximity to Seattle's CBD, easy access to public transportation and the ability to maintain a family-friendly neighborhood with strong community ties.

Queen Anne is bustling with coffee shops, restaurants, boutiques, grocery stores and other service-oriented businesses.

South Lake Union is a unique neighborhood within the city, comprised of 170 acres of parks, community amenities, LEED-certified commercial and residential buildings as well as lakefront access and a myriad of alternative transit options.

Both residents and business owners are drawn to the neighborhood because of its pedestrian-oriented infrastructure and modern approach to place-making. From retail to life sciences, to tech startups, the South Lake Union area is evolving and growing.



Downtown Seattle covers about 1.7 square miles, running north from the Historic Pioneer Square neighborhood to Seattle Center and sloping west from I-5 to the waterfront. At its core is a revitalized shopping district consisting of about 16 city blocks. The retail area, transformed in the 1990's, includes Nordstrom's flagship store, Macy's, the upscale Pacific Place, as well as Westlake Center and the meridian block, home to Nike Town and Game Works. The revitalization of the downtown core increased pedestrian activity on many streets in the evenings

and weekends, bringing Seattle closer to becoming a "24-hour city."

The south and west of downtown is the business and financial district, with more than 100 towers and smaller buildings containing most of downtown Seattle's 30 million square feet of office space. The tallest building in the Pacific Northwest is the 76-story, 1.5 million square foot Columbia Center.

The downtown waterfront, dotted with piers, offers stunning views of Elliot Bay and the Olympic Mountains. The area includes restaurants, offices and such

destinations as the Aquarium, Seattle Great Wheel and the Bell Street Pier cruise ship terminal.

Above the waterfront is the famous Pike Place Market, which attracts visitors from around the world. The market provides fresh-cut fruits and vegetables from local farms as well as fresh fish, flowers, and a wide variety of entertainers.

The intersection of University and Second Avenue has emerged as the cultural heart of downtown. The Seattle Art Museum is on one corner and

Benaroya Hall, home of the world class Seattle Symphony is across the street.

Northwest of the commercial core is the Belltown neighborhood which, in the 1980's, experienced a residential boom with the construction of apartment and condominium towers. The streets house some of the city's trendiest clubs, bars, and the historic Moore Theatre. Upscale condos facing Elliot Bay stretch into the sky on First Avenue, and a few blocks east are artist lofts. During the past decade, affluent professionals have flocked to the neighborhood, making Belltown home.





Since 1975 Westlake Associates, Inc. has been the premier provider of commercial real estate brokerage services in the Puget Sound region. Our commitment to assist our clients in creating and preserving their real estate investment wealth has led to the successful closing of billions of dollars in investment property and a long history of repeat business and client referrals.

Our firm has over twenty full-time real estate professionals with expertise in the multi-family sales market. With a majority of our partners owning and operating their own investment property, we offer clients a unique perspective from both an agent and owner point of view. Our specialization in representing Puget Sound apartment owners results in our clients receiving the most effective representation in the industry, where maximizing client returns is our highest priority.

Through effective teamwork, communication, and an unparalleled knowledge of the Puget Sound apartment market, our agents continue to lead the industry in successful closings and client satisfaction.

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MEMBER: Northwest Multiple Listing Services (NWMLS)

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MEMBER: Costar Commercial Real Estate Data and National Listing Service

MEMBER: Commercial Investment Real Estate Institute (CREI)

MEMBER: Washington State Realtors Association (WSMA)



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