

Shilla Site**2300 8th Ave Seattle WA 98121-0**

Listing #: 570145 | Status: Sold | Listing Date: 2/3/2016 | Closing Date: 10/24/2016 | Last Modified: 10/24/2016 |



For Sale

2300 8th Ave Seattle WA 98121-0**Listing Information****Price**

Listing Price	\$ 9,900,000
\$/lot sf	\$ 1,002.23
Selling Ofc Com	2
SOC Exclusions	Yes
Listing Status	Sold
Days On Market	264
Asset Class	Land
Search Tags	Mixed-Use

Closed Sales Only

Actual Sold Price	\$ 8,400,000
\$/lot sf	\$ 850.37
Closing Date	10/24/2016
Selling Broker	Xin Liu

Investment Information**Utilities**

Sanitary Sewer	City
Water	City
Electricity	City
Storm Sewer	City
Gas Lines	City

Land Asset Class Information

Land Use Category	Office, Multi-Family, Retail, Other
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Associated Files

CBA Flyer

Property Information**Building Information**

Building Status	Existing
# of Buildings	1
# of Floors	1
# of Units	0
Total Building SF	14,000
Net Rentable Area	14,000
Lot SF	9,878
Acres	0.23

Property Type

Property Type	Retail
Owner	Xunkun Luo & NA Asset Mgmt Group

Location

County	King
Vicinity	South Lake Union
Market Area	Belltown/Denny Regrade
Tax ID #	0660000395
Zoning	DMC 240/290-400
Land Use Type	Office, Multi-Family, Retail, Other

Construction

Year Built	1970
Year Renovated	1980
Sprinklers	Yes
Construction Type	Masonry

Agent Information**Showing Instructions**

Call Listing Agent	Yes
Use Discretion	Yes

Scott Scher(206) 679-7999
scott@schernet.com**City Brokers Real Estate, LLC**(206) 521-8000
scott@schernet.com

Public Comments: Prime Downtown Seattle Development Opportunity. Located across the street from Amazon.com's growing campus in the heart of the fast growing Denny Triangle/South Lake Union neighborhood. Zoned DMC 240/290-400 (Downtown Mixed Commercial); this development site is perfect for a mixed use commercial, hotel, or apartment project. Possession on Closing.

Showing Instructions: Call LA for Appt. Property is currently being operated as a restaurant by owner of the property. Please do not disturb business.

Member Listing Comments: Possession on closing. Call/email listing agent for marketing package. Fidelity Title/Escrow.

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History
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Listing ID#	Status	Listing Date	List Price	Sale Price	Closing Date	CMA
570145	Sold	02/03/2016	\$ 9,900,000	\$ 8,400,000	10/24/2016	
526857	Withdrawn	06/17/2013	\$ 5,200,000	\$ N/A		