

3235 Rainier Avenue S**3235 Rainier Ave S Seattle WA 98144**

Listing #: 574354 | Status: Sold | Closing Date: 11/02/2017 | Last Modified: 11/2/2017 |

For Sale

3235 Rainier Ave S Seattle WA 98144**Listing Information****Price**

Listing Price	\$ 2,385,000
\$/lot sf	\$ 165.63
Selling Ofc Com	2
Listing Status	Sold
Days On Market	521
Asset Class	Land
Search Tags	Build to Suit, Mixed-Use, Recreation Use, Residential

Closed Sales Only

Actual Sold Price	\$ 2,000,000
\$/lot sf	\$ 138.89
Closing Date	11/02/2017
Selling Broker	Victor Hernandez

Investment Information**Utilities**

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

Land Asset Class Information

Land Depth	119
Land Width	118
Land Use Category	Office, Multi-Family, Retail

Access

Road Frontage 1	118
Access From	alley, south side & front

Associated Files

MT. Baker SEDU Project
3235, 3229 Rainier Ave S Legal Description
Preliminary Title
3235 Rainier Ave S Utilities Available
3235 Rainier Ave S Utilities Available 2
CBA Flyer

Property Information**Building Information**

Building Status	Land
# of Buildings	4
Lot Sq/ft	14,400
Acres	0.33

Property Type

Property Type	Land
Owner	Rainier Byron Properties, LLC

Location

County	King
Location Description	Land with knock down structures
Second Address	3229 Rainier Ave S
Cross Street	Byron
Market Area	S. Seattle
Tax ID #	1282300349
Additional Parcels	1282300345
Zoning	SM-NR-85
Land Use Type	Office, Multi-Family, Retail

Construction

Construction Type	Wood
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Agent Information**Showing Instructions**

Call Listing Agent	No
Use Discretion	No

**Victor Hernandez**
(206) 245-0159
viccipe@gmail.com**Victory Lane Brokerage**
(206) 245-0159**Seattle Transit-Development Opportunity**

Public Comments: SEATTLE is a 24 hour City with exciting opportunities in Transit Oriented Development (TOD). Investment returns on TOD properties is above market compared to similar non-transit properties for obvious reasons. Low vacancies, flexible zoning, no parking requirements, increased rent rolls from small foot print dwelling designs, low cap rates and high appreciation are just a few. Revenues are generated from leasing residential Small Efficiency Dwelling Units (SEDU's) and commercial storefront retail units. 800ft from transit HUB.

Showing Instructions: PENDING. BACK UP OFFER REQUESTED. Value in land. Other lot id# 1282300345. Main Sewer line appears to be in alley. Water meters are in front. Do not enter structures without mutual acceptance.

Member Listing Comments: Value in land. Other lot id# 1282300345. Main Sewer line appears to be in alley. Water meters are in front. Do not enter structures without mutual acceptance. There maybe squatter(s). Utility co. says no active water or electricity to structures. Knock down 3-4 wood structures and build! No parking required just Bike Racks. Fidelity national Title # 611129029 Preliminary Title Attached. 800 ft from transit HUB. Sorry sellers health issues and causes periodic slow responses.

Search Tags: Mixed-Use,

For Sale
3235 Rainier Avenue S

Listing Images



History

For Sale

Listing ID#	Status	Listing Date	List Price	Sale Price	Closing Date	CMA
574354	Sold	05/31/2016	\$ 2,385,000	\$ 2,000,000	11/02/2017	