

3235 Rainier Ave S Seattle WA 98144



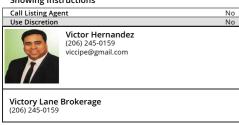
Office, Multi-Family, Retail

Wood



	rma	

Showing Instructions



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, Rec	reation 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 Width	118
Land Use Category	Office, Multi-Family, Retail
Access	
Road Frontage 1	118
Access From	alley, south side & front

Associated Files

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

Building Information Building Status # of Buildings Lot Sq/ft Acres **Property Type** Property Type Owner Land Rainier Byron Properties, LLC Location County Location Description Second Address Land with knock down structures 3229 Rainier Ave S Cross Street Market Area Byron S. Seattle 1282300349 Tax ID # 1282300345 SM-NR-85 **Additional Parcels** Zoning

Land Use Type

Construction Construction Type

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 nontransit 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











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	