

23-UNIT PERMITTED APARTMENT
DEVELOPMENT



NORTH SEATTLE DEVELOPMENT SITE

1109 N. 92ND STREET. | SEATTLE, WA

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OVERVIEW

Offering

This development opportunity is comprised of 23 efficiency dwelling units and will be delivered at closing with Master Use Permit. The proposed development has an average unit size of 381 square feet and includes common area, on site laundry and rooftop deck. Total gross building size is 12,974 square feet and it will sit on 3,760 square feet of C1-65 zoned property.

This location in North Seattle features close proximity to Highway 99 and I-5, Greenwood Avenue North and just a few blocks from North Seattle Community College and Licton Springs Park, which is ideal for affordable apartment living.

Site Characteristics

Address	1109 N. 92 nd St.
City, State	Seattle, WA
Price	\$750,000
Price / SF (Land)	\$199
Price / Unit	\$32,609
Parcel No.	952410-0115
Lot SF	3,760 SF
Acres	0.09 Acres
Zoning	C1-65
Overlay	Aurora-Licton Springs Urban Village

Development Overview

DPD Permit Project #	3023504
Unit Count	23 Efficiency Dwelling Units
Avg. Unit Size	381 SF
Total Building Size	12,974 SF Gross Area
Amenities	Common area, laundry area & rooftop deck
Parking	None

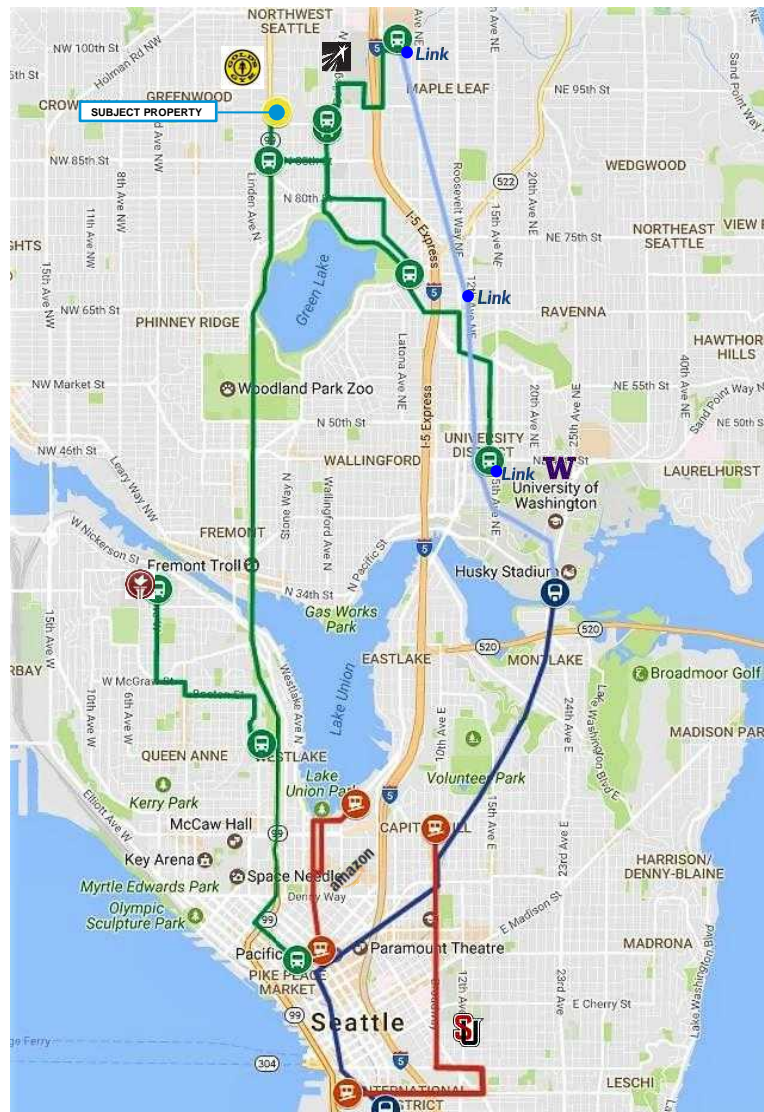
Building Rendering



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All square footage references are approximations. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

TRANSPORTATION



Navigating Seattle

Proximity to WA-99 and I-5 allows for easy navigation around Seattle. Parks, schools, restaurants and shopping centers are located along major transit routes including the Seattle Link Light Rail which will soon connect communities between Northgate and Angle Lake.

	DRIVE	BUS	BIKE	WALK
Northgate	7 min.	27 min.	10 min.	--
Pike Place Market	16 min.	32 min.	50 min.	--
Amazon Campus	12-18 min.	36 min.	39 min.	--
North Seattle C.C.	3 min.	--	4 min.	14 min.
Licton Springs Park	3 min.	--	2 min.	8 min.

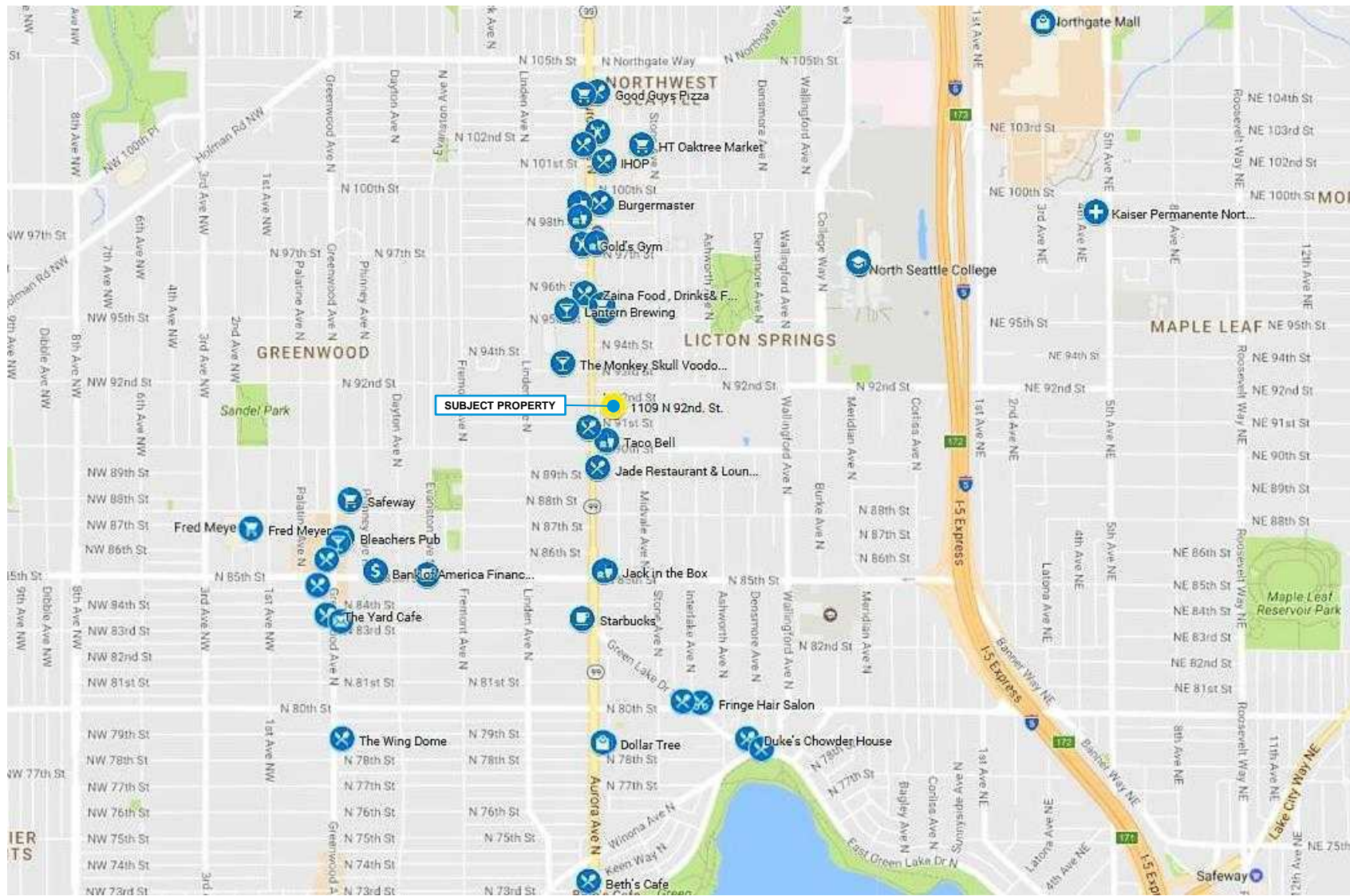
LEGEND

- Bus Lines
- Light Rail Line
- Future Light Rail Line
- Future Light Rail Stations
- City Street Car Line
- Interstate 5
- North Seattle Community College
- University of Washington
- Seattle University
- Seattle Pacific University
- Amazon Campus - SLU
- Gold's Gym

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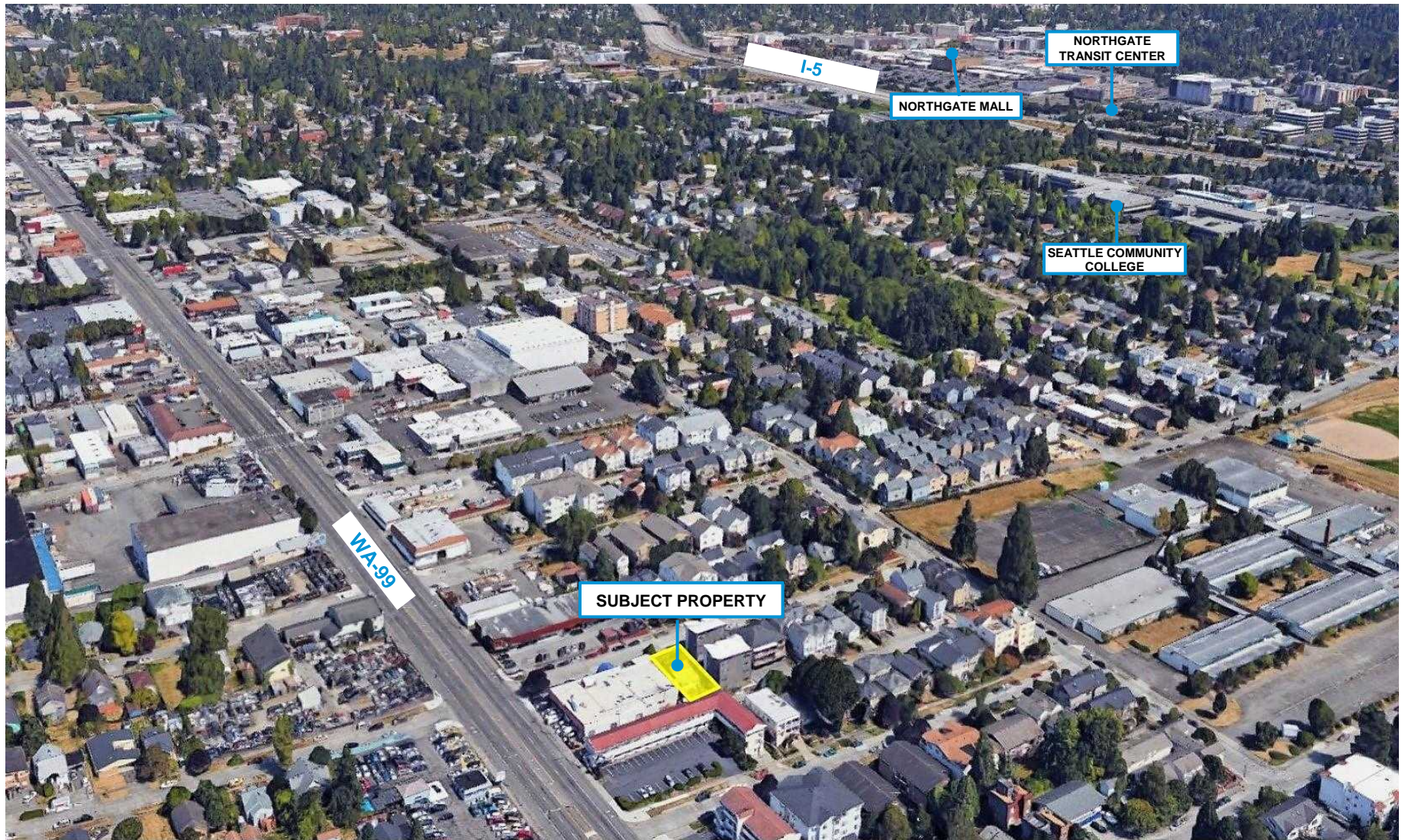
Area Map



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Aerial Map



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