

# Rainier Beach Light Rail Development Site

9031 Valdez Ave S, Seattle



## PROPERTY INFORMATION

**PRICE:** \$1,300,000

**SIZE:** 16,820 sq. ft (0.39 acres)

**ZONING:** NC3-40 [Proposed SM-RB 125 (M)]

**PARCEL:** 2124700420

**PROPERTY:** Located in South Seattle across from the Rainier Beach Light Rail Station, this commercial development site is 16,820 sq. ft. of land for \$77.29 PSF, currently zoned NC3-40. This is a transit-oriented development site (TOD) in the Rainier Beach Overlay District. Proposed zoning as part of Mandatory Housing Affordability (MHA) and HALA is SM-RB 125 (M) and can achieve a FAR of 5.75 with affordable units.

**CBA:** #598393



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