

SCHUCHART
HUTCHINSON

GREENLAKE OWNER USER OR
DEVELOPMENT SITE (ASSEMBLAGE POTENTIAL)

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Inclusive of 7706 &
7708 Aurora Ave N



Exclusively Offered by:

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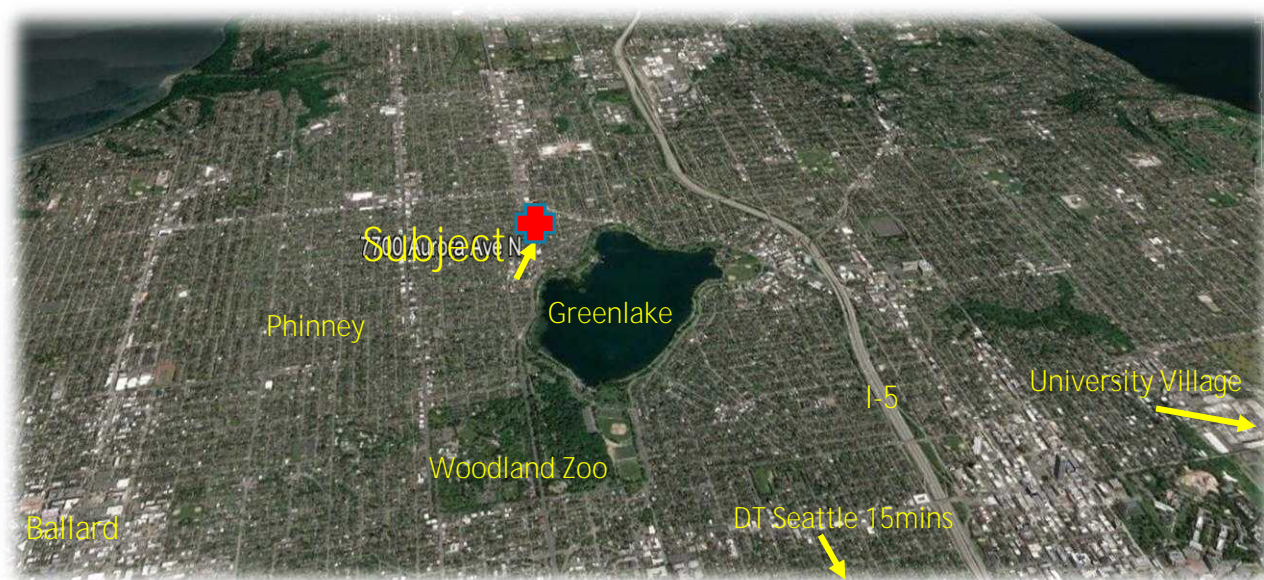
206.816.6600

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. Buyer & Buyer's representatives, consultants, accountants & legal team to independently verify all information with their architect.



PROPERTY OVERVIEW

Land Area	5,403 SF
→potential to be combined with 7706 & 7708 Aurora for 15.7K SF Land	
Zoning	NC3P-40 (MHA: NC3P-55)
Address	7700 Aurora Ave N Seattle, WA 98103
Height Limit	40/55
Building Size	4,626 SF
Current Lease	
Term	Short Term/Flexible
NOI	Available upon request
Asking price:	\$1,550,000



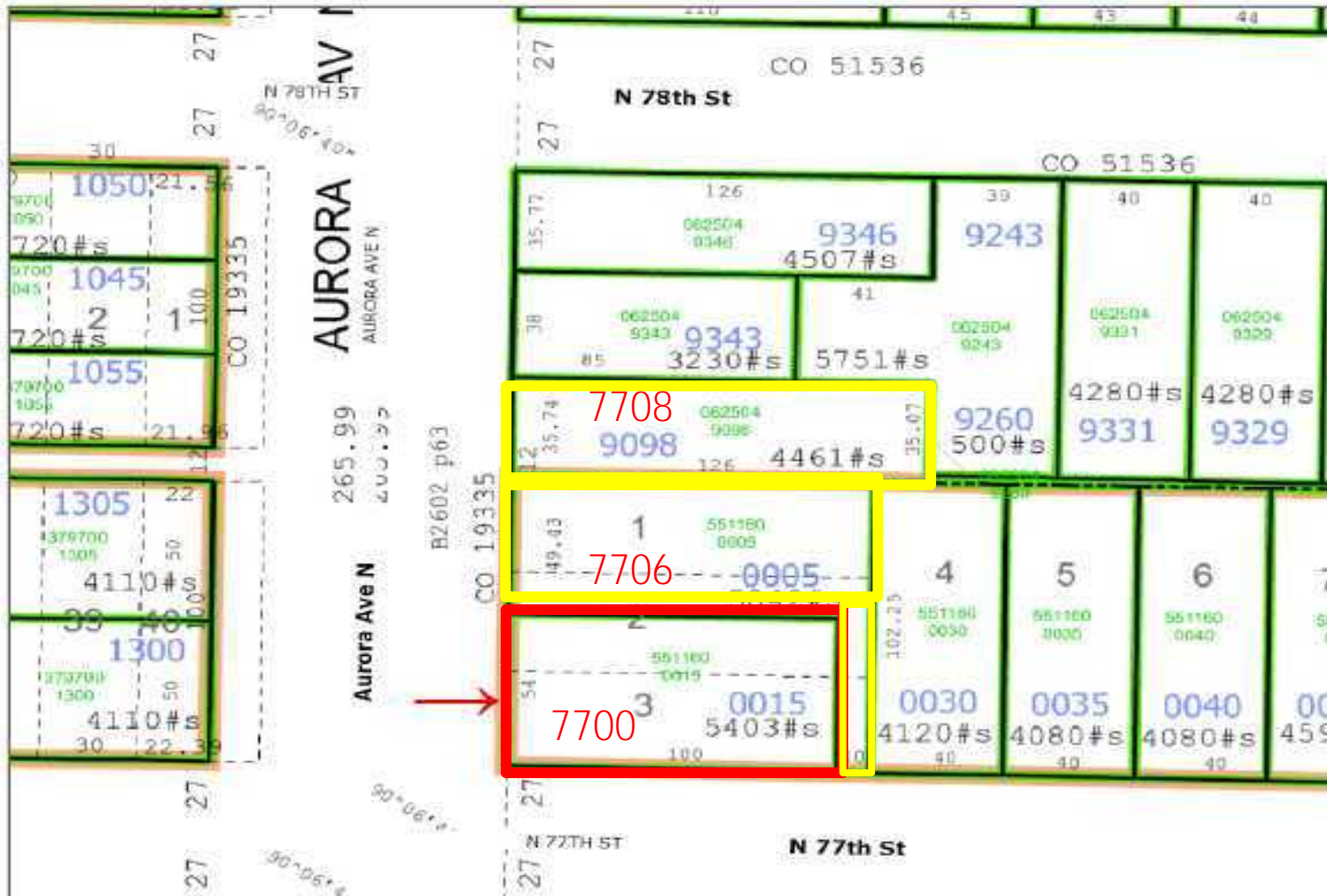
Schuchart Hutchinson is pleased to present a unique owner/user opportunity and/or development/assemblage (Incl: 7706 & 7708 Aurora totaling 15.7Ksf) potential in the sought after neighborhood of Greenlake in Seattle, WA. The site sits prominently on the corner of Aurora Avenue North & 77th Street N with the opportunity for a developer to add their choice of product set to the highly sought after community or an owner user to operate & hold for future development.

Situated less than a 15 minute drive from downtown Seattle, the community is also walking distance to many local amenities including restaurants, Greenlake Park, Woodland Park Zoo, Interstate 5, as well as other vibrant local neighborhoods . Bring your thriving businesses, architect, vision and contact the listing agent for further information on this offering.

(Please do not disturb current tenant)



PROPERTY BOUNDARY (Alta Survey In Process)



Assemblage potential w/7708 & 7706 = Approx: 15,706 Land SF

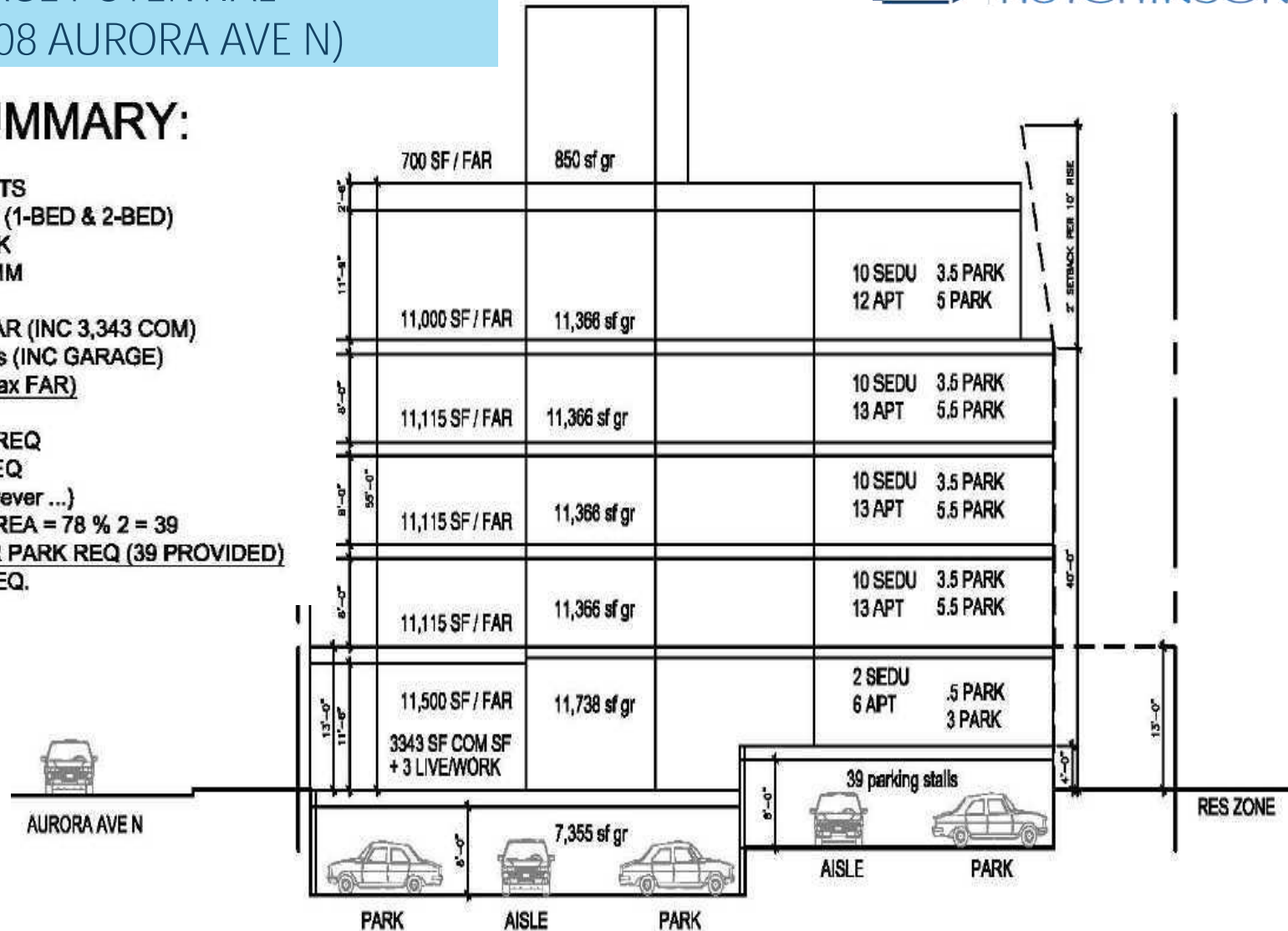
ASSEMBLAGE POTENTIAL (w/7706 & 7708 AURORA AVE N)

PROJECT SUMMARY:

UNITS: 99 APARTMENTS
 42 SEDUs + 57 (1-BED & 2-BED)
 + 3 LIVE/ WORK
 + 3343 SF COMM

FAR: 56,545 SF to FAR (INC 3,343 COM)
 69,790 SF gross (INC GARAGE)
 (58,897.5 SF Max FAR)

PARKING: 42 SEDU = 21 REQ
 57 APT = 57 REQ
 78 TOTAL (however ...)
 PARK. FLEX AREA = 78 % 2 = 39
 39 VEHICULAR PARK REQ (39 PROVIDED)
 46 BICYCLE REQ.



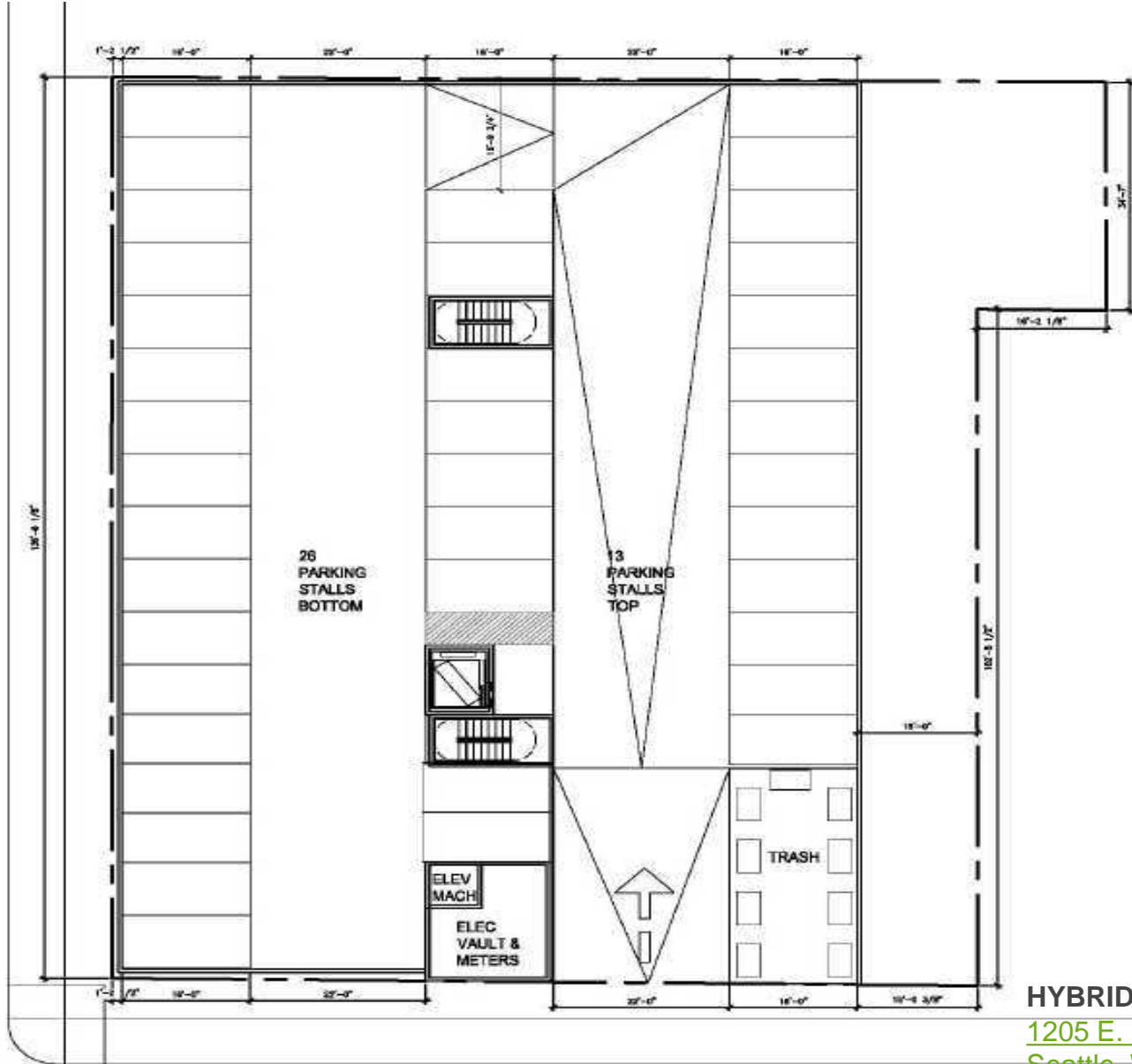
Greenlake - 77th APTS

7700 AURORA AVE N | Seattle, WA 98103
 MHA Zoning: NC3P-55 (NC3p-40 current zoning)
 FAR: 15,706 SF x 3.75 = 58,897.5 SF Max FAR
 MHA: \$14.07/SF - Res & \$7.59/SF Com

HyBrid Architecture

1205 EAST PIKE ST - SUITE 2D
 SEATTLE, WA 98122
 206-267-9277
 www.hybridarc.com

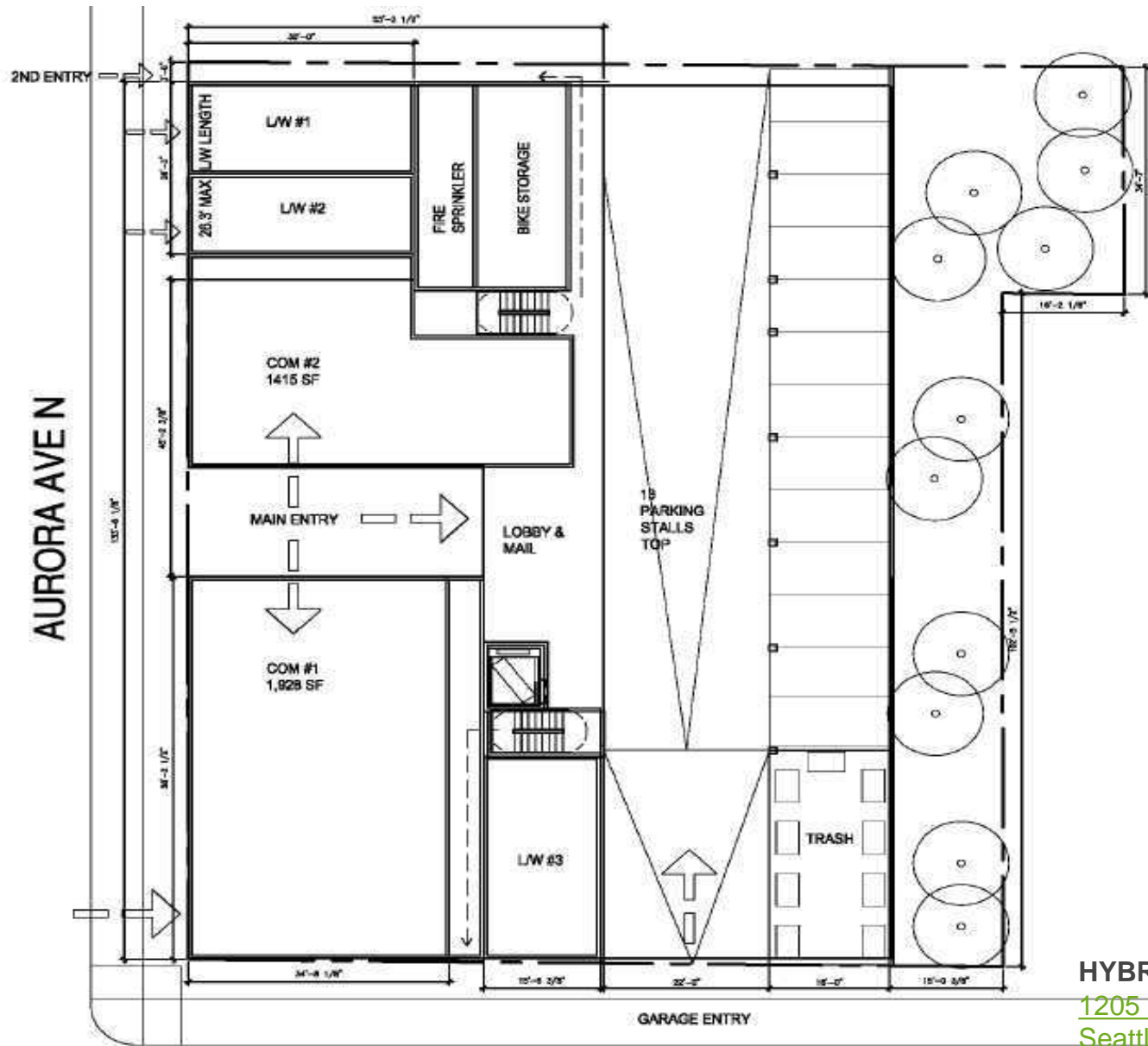
AURORA AVE N



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N 77TH STREET



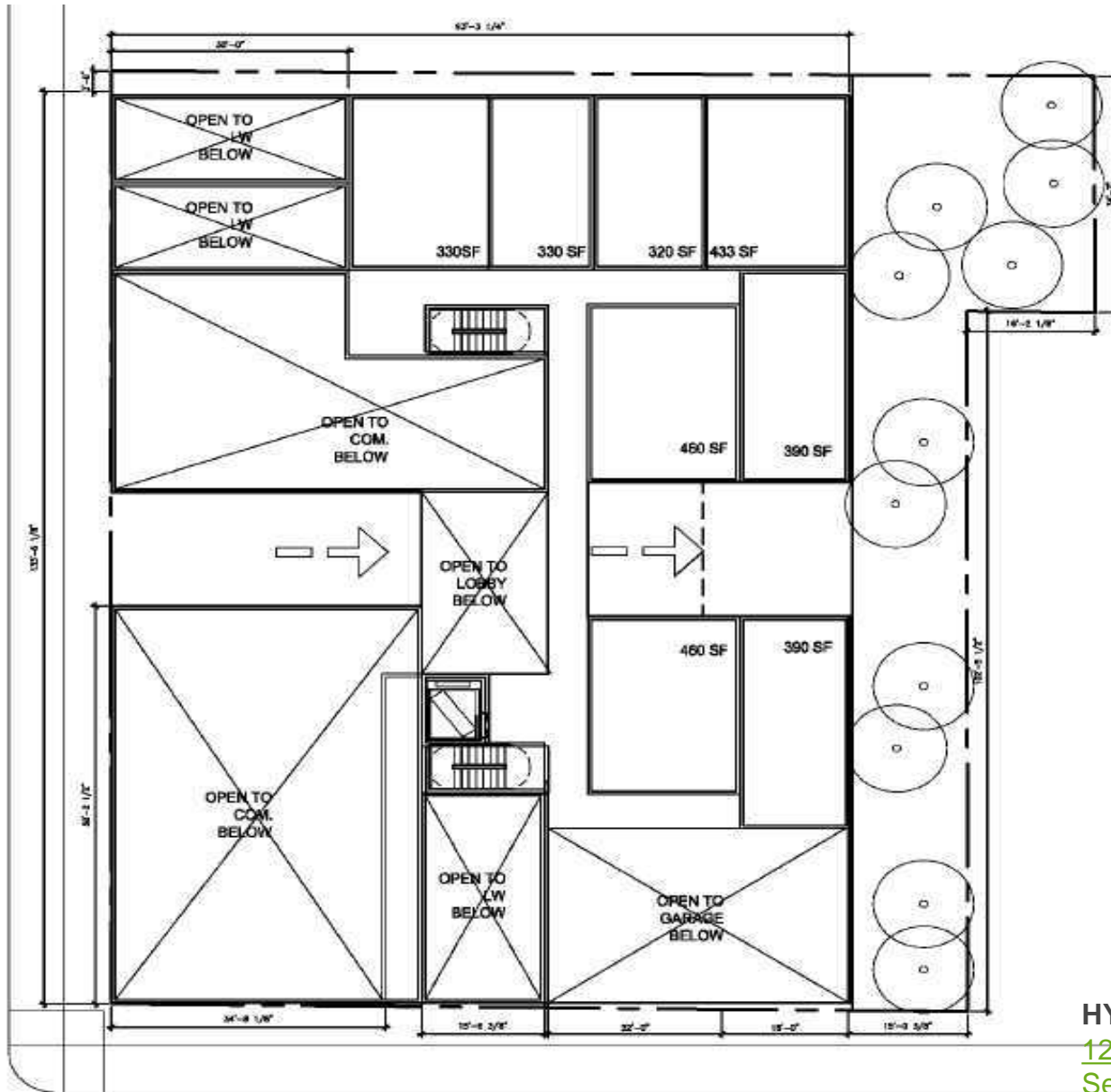
AURORA AVENUE

N 77TH STREET

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AURORA AVEN



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N 77TH STREET

RAISED GROUND FLOOR PLAN

OFFERING MEMORANDUM | P.8

AURORA AVEN



N 77TH STREET

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TYPICAL FLOOR PLAN

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