

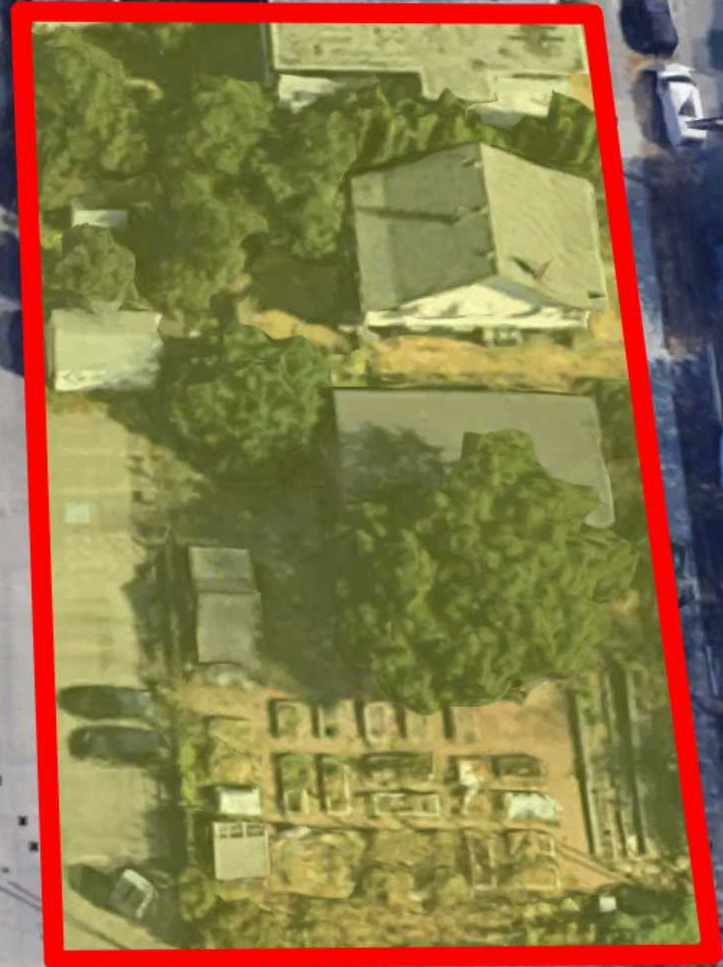
2105-07, 2111, 2115, 2140 25th Avenue
Seattle, Washington 98144

COMMERCIAL OR MULTI-FAMILY LAND SUMMARY

2105-07, 2111, 2115, 2140 25th Avenue S (LAND)

2105-07 & 2111, 2115, 2140 25th Ave S, Seattle WA
98144

Sale Price:	\$5,038,000
Site Size:	25,190 SF (0.58 Acre)
Shape:	Rectangular
Topography:	Slopes down approximately 25' from NEC to SEC (Ideal for pkg garage access via concrete-paved City alley)
Zoning District:	C1-75 (M1)
Comprehensive Plan:	Hub Urban Village Commercial/Mixed Use
Current Use:	SFR, Duplex Residential



S. Walker St.

S Walker St.

SITE SUMMARY & ANALYSIS

SITE SUMMARY & ANALYSIS

PHYSICAL DESCRIPTION

Net Site Area:	25,190 SF
Primary Road Frontage:	25th Ave S (East), Paved Alley (West), S Walker St (South), S Hill Street (North)
Shape:	Rectangular
Topography:	Sloping down 25' from NE to SE
Zone:	C1-75 (M1)
Flood Map:	53033C0635G
Flood Hazard:	Zone X (Area of Minimal Flood Hazard)
Tax Acc't No:	1498303145, 1498303155, 1498303165, 1498303170
Adjacent Uses:	Office Building, Single & Multi-Family Residential, Townhomes
Current Use:	One Duplex & Single-Family Residences & Private Park
Highest & Best Use:	Multi-family, Townhomes or Office
Site Advantages:	Potential Parking Garage Access from West-Side Alley
Walkability Score:	85 (Very Walkable)
Transit Score:	69 (Good, 11-minute, 0.6-mile walk to Mt. Baker Lt. Rail Station)
Bike Score:	90 (Biker's Paradise)

UTILITIES

Water	Seattle Public Utilities
Sewer	Seattle Public Utilities
Electricity	Seattle City Light
Natural Gas	Puget Sound Energy
Mass Transit	Sound Transit





FULL DISCLOSURE

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE LISTING AGENTS FOR MORE DETAILS.

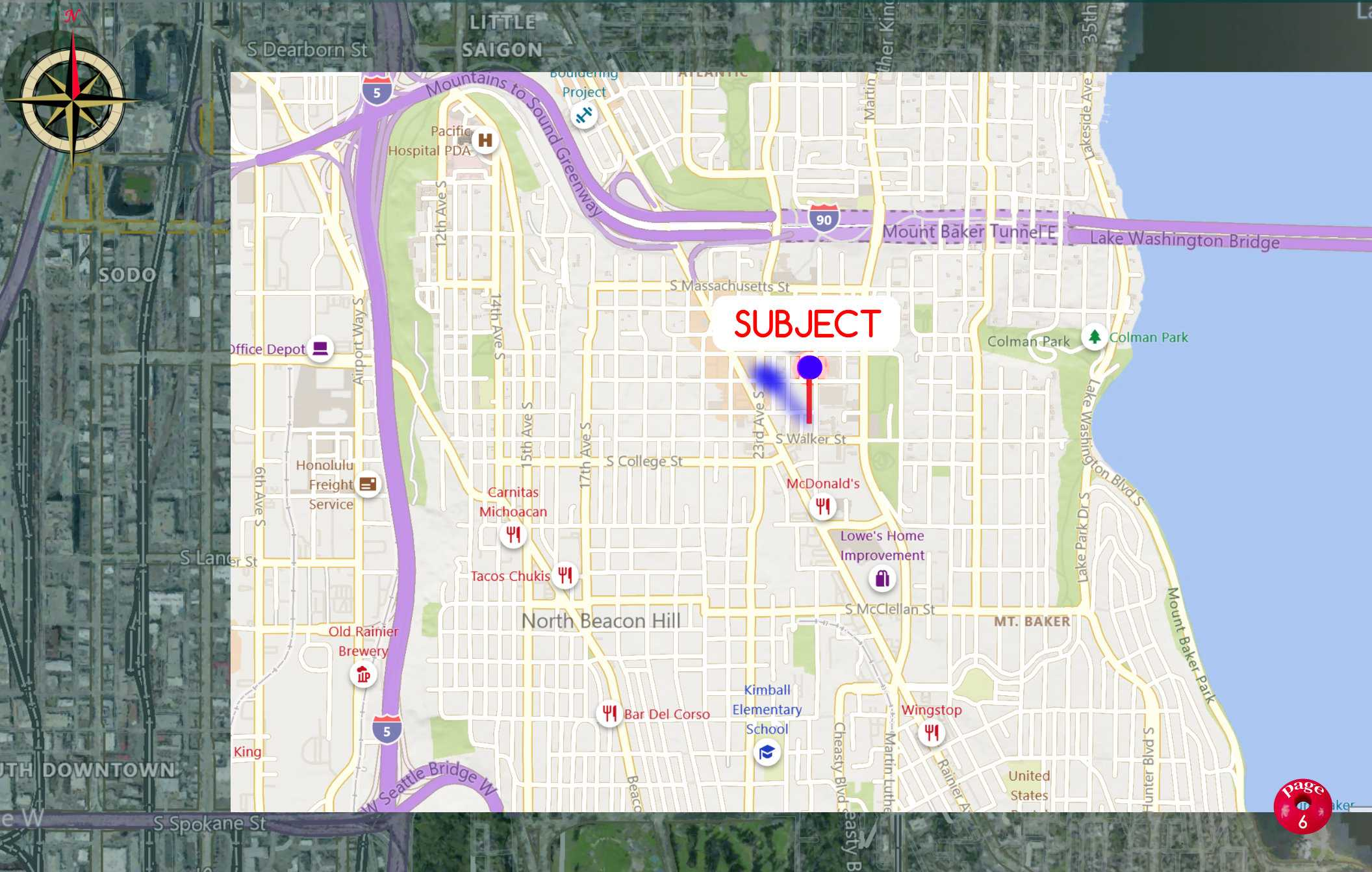
REGIONAL LOCATION OF...



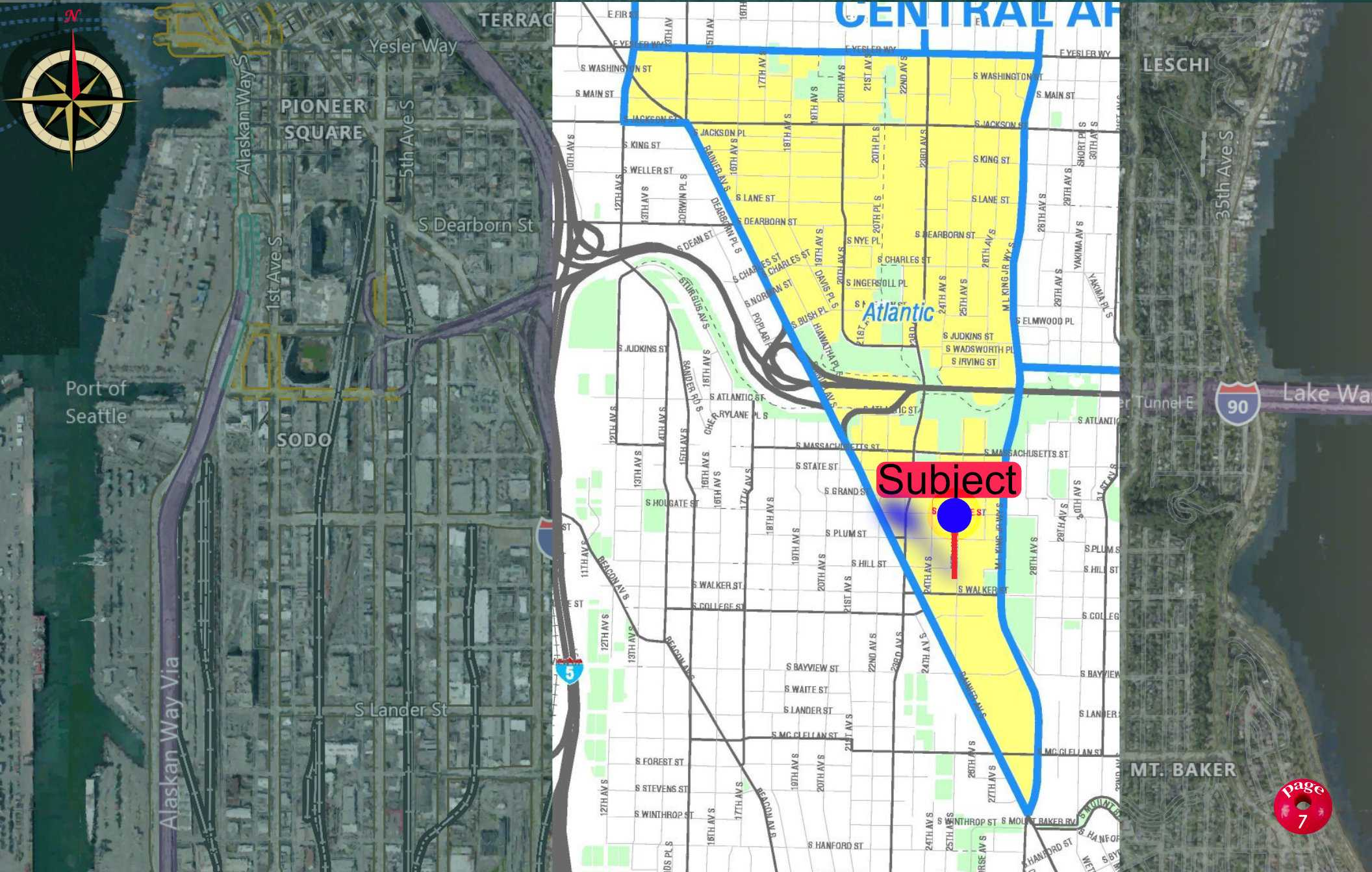
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Prepared August 15, 2008 by SDCI-CIS
Seattle Department of Construction and Inspections

NEIGHBORHOOD LOCATION



NEIGHBORHOOD LOCATION



Atlantic neighborhood in Seattle

From Wikipedia, the free
encyclopedia

The Atlantic neighborhood is in the Central District of Seattle, Washington. It is the northernmost neighborhood in the Rainier Valley area, located between Mount Baker Ridge and Beacon Hill, and may also be considered part of South Seattle. It is just minutes to & from the Central Business District. It is home to the Judkins Park neighborhood & the Seattle Tennis Ctr.

Atlantic is triangular, bounded on the north by E Yesler Way, beyond which are Mann and Minor neighborhoods; on the east by Martin Luther King, Jr. Way S, beyond which is Leschi on the Mount Baker Ridge; and on the west by Rainier Avenue S, beyond which is Yesler Terrace and the International District of Downtown Seattle as well as North Beacon Hill (with S Jackson Street and 12th Avenue S filling out a northwest corner).

Judkins Park is rectangular within Atlantic, bounded on the south by Interstate 90, and on the west by 20th Avenue S. Judkins Park contains two baseball fields, a soccer field, a playground, and a small water park. (Like Atlantic, Judkins Park is bounded on the north by E Yesler Way, on the east by Martin Luther King, Jr. Way S.)

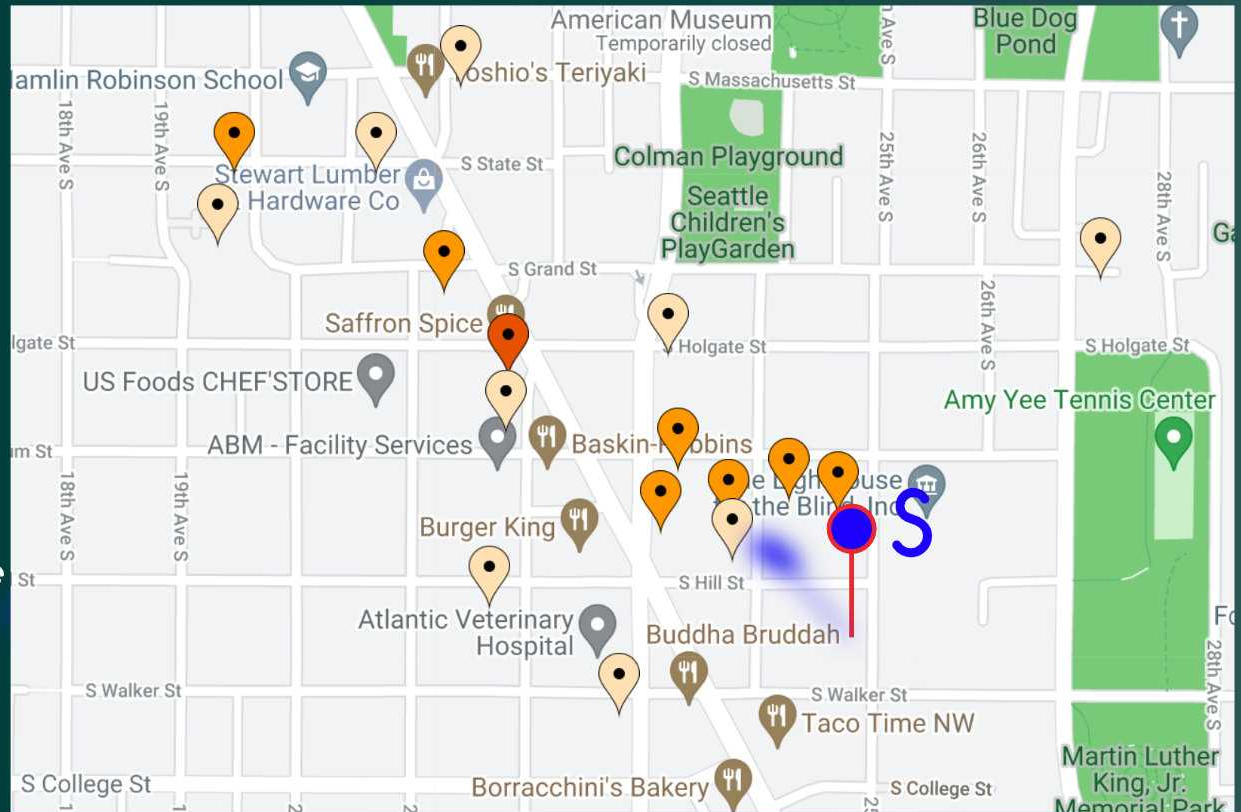


Within a few blocks of the subject property...

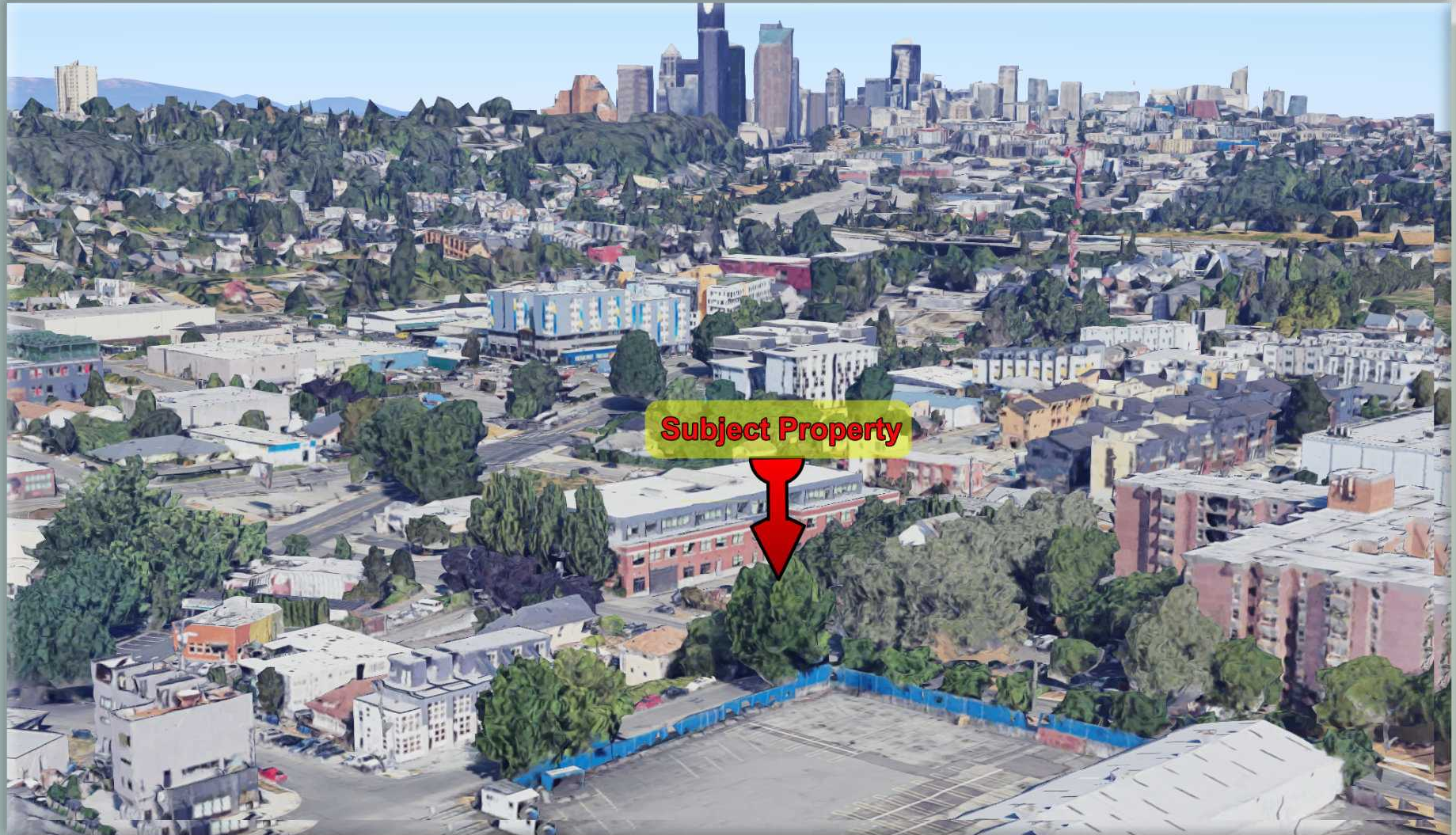
The immediate, surrounding blocks are an explosion of redevelopment. The neighborhood is undergoing a rapid transformation into its designated urban hub. The multifamily pipeline consists of 1,519 units that are either just completed, permitted and/or under construction or which have made application for City approvals & permits (entitlements). Supporting retail and service amenities are also being added to complement this state of new development. Why are there a plethora of new developments?

This is a phenomenal location just minutes to and from the Central Business District. It's a close walk to the light rail transit station (0.6 mi) and but a few blocks to I-90 & I-5 which is the key crossroads in all of Washington State and the Seattle Metro in particular.

The multi-family pipeline is depicted on this map wherein the **red markers** are completed in the past year (85 units), the **orange markers** are permitted and in progress (679 units) and the **tan markers** are for apartments that have been applied for (755 units).



NEIGHBORHOOD TO CBD



SURROUNDING NEIGHBORHOOD





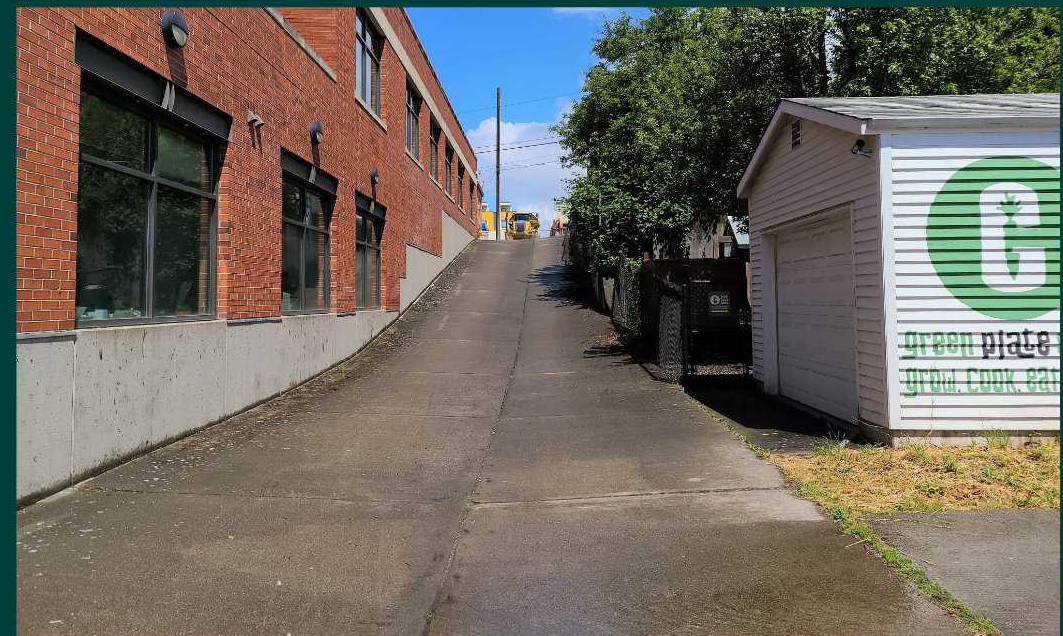
N VIEW OF 25TH AVE S FROM S WALKER ST (SUBJ ON LEFT)



S VIEW OF CONCRETE-PAVED CITY ALLEY FROM S HILL ST



S VIEW OF 25TH FROM S HILL ST (SUBJ ON RIGHT)



N VIEW OF ALLEY FROM S WALKER ST (SUBJ GARAGE AT OF PROPERTY)



ADJACENT PROPERTIES



E VIEW OF 2100 BLDG FROM 24TH AVE S



NW VIEW OF GARDEN/PARK FROM INTERSECTION OF S WALKER ST & 25TH AVE S



E VIEW OF APTS OPPOSITE OF SUBJ ON 25TH AVE S

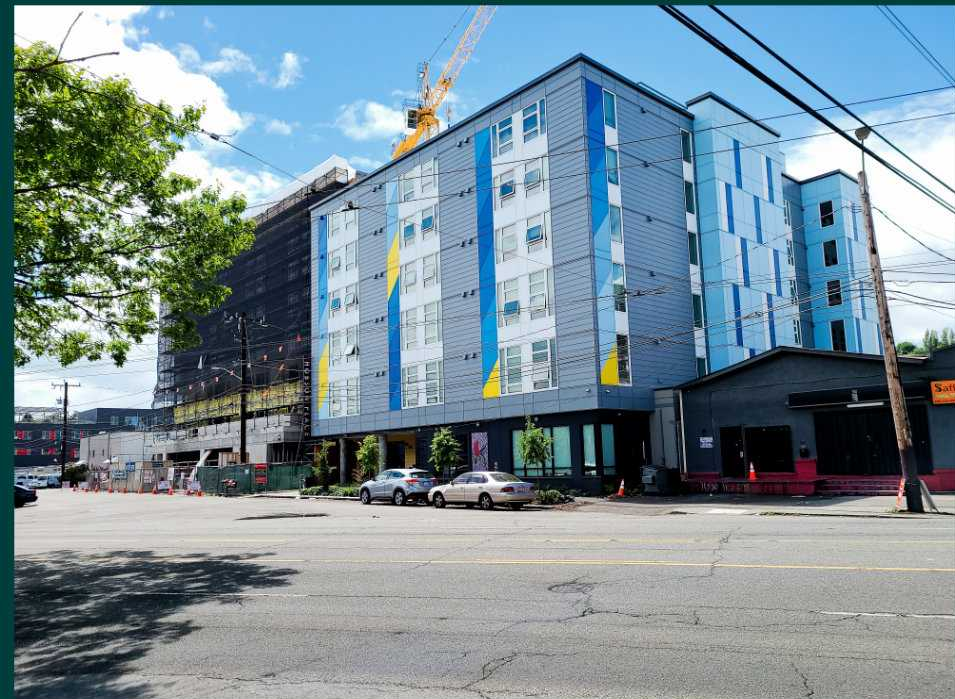
NEARBY DEVELOPMENTS



JOYA TH'S ON ENTIRE BLK BETWEEN S HILL, PLUM ST, 25TH & 24TH (NE VIEW FROM 25TH & S HILL ST)



MULTI-FAMILY AT THE NWC OF COLLEGE & 25TH

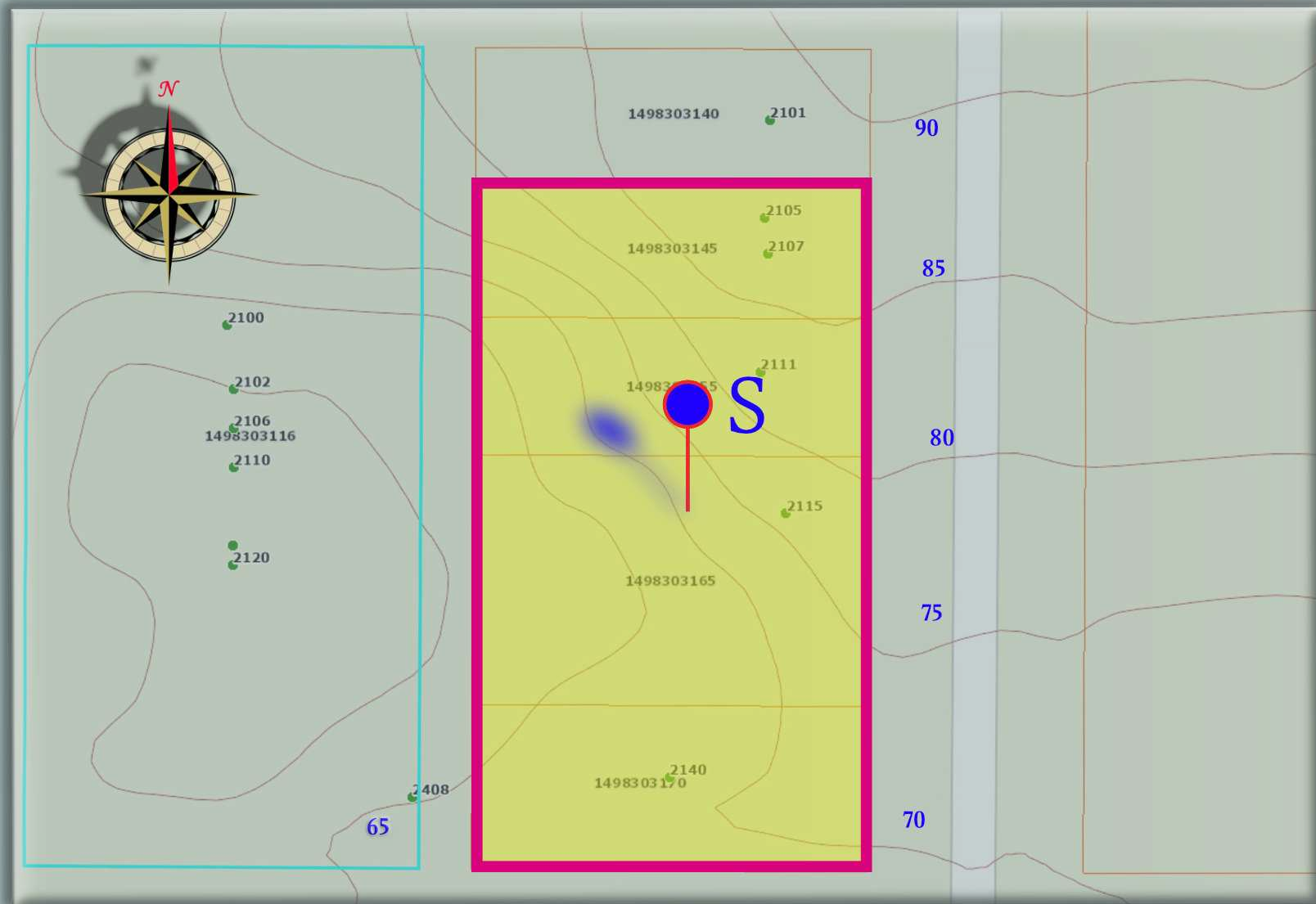


HOBSON PLACE AT SWC OF RAINIER AVE S & HOLGATE

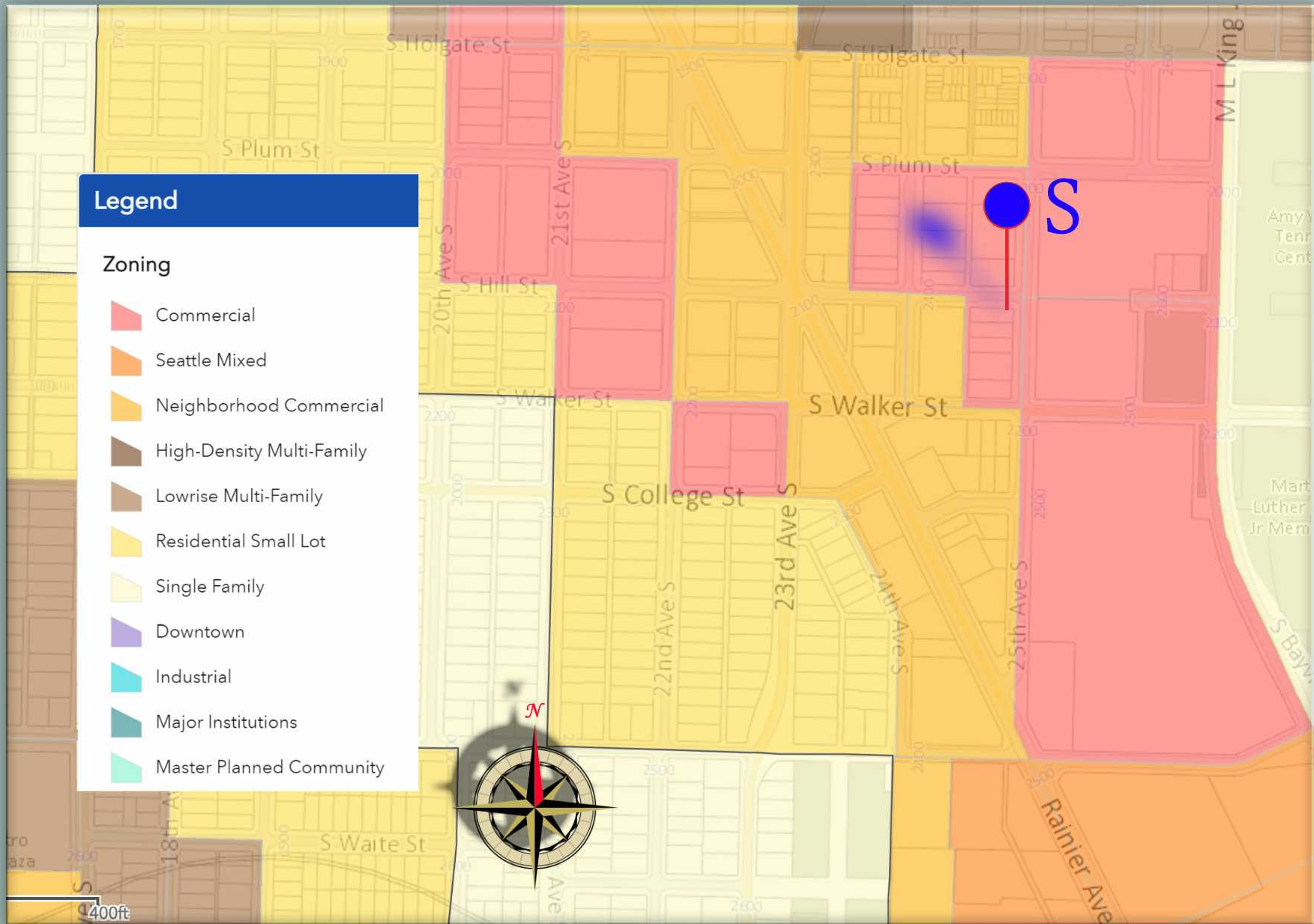


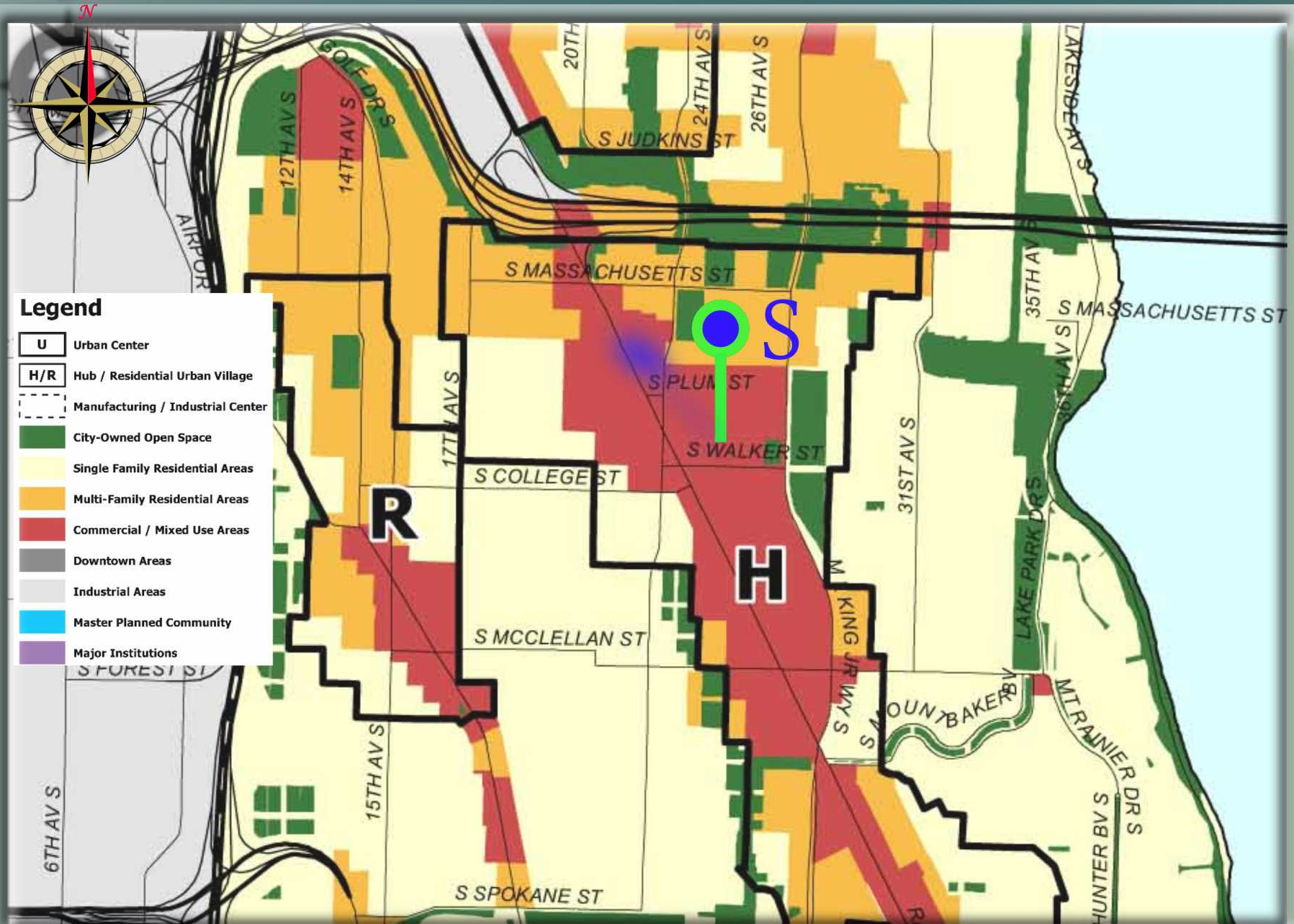
NEW MULTI-FAMILY AT NWC OF RAINIER AVE S & HOLGATE

TOPOGRAPHICAL MAP



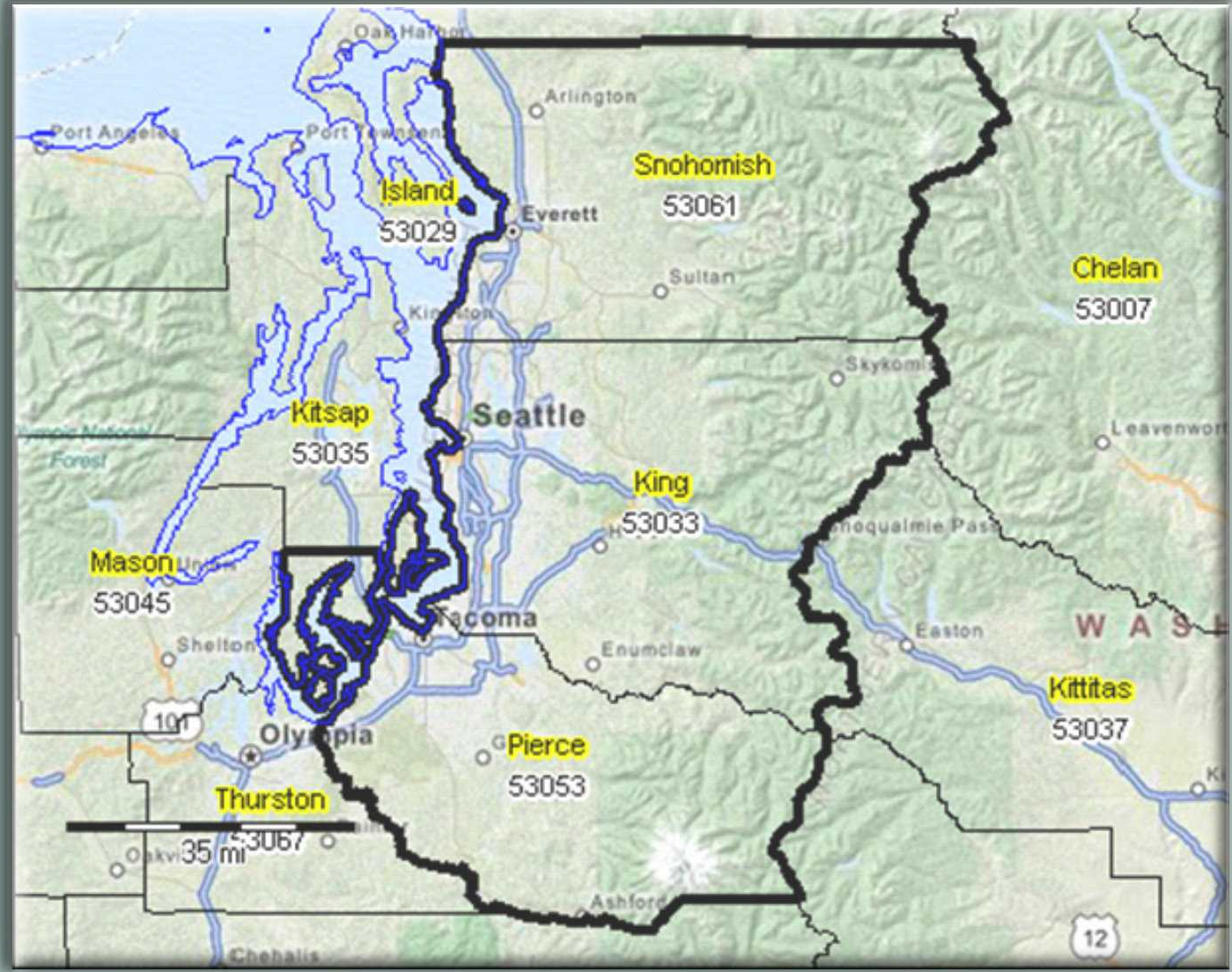
ZONING MAP





REGIONAL DESCRIPTION

The Seattle MSA is ranked as one of the fastest growing metros in the United States.





EXCLUSIVELY LISTED BY:



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