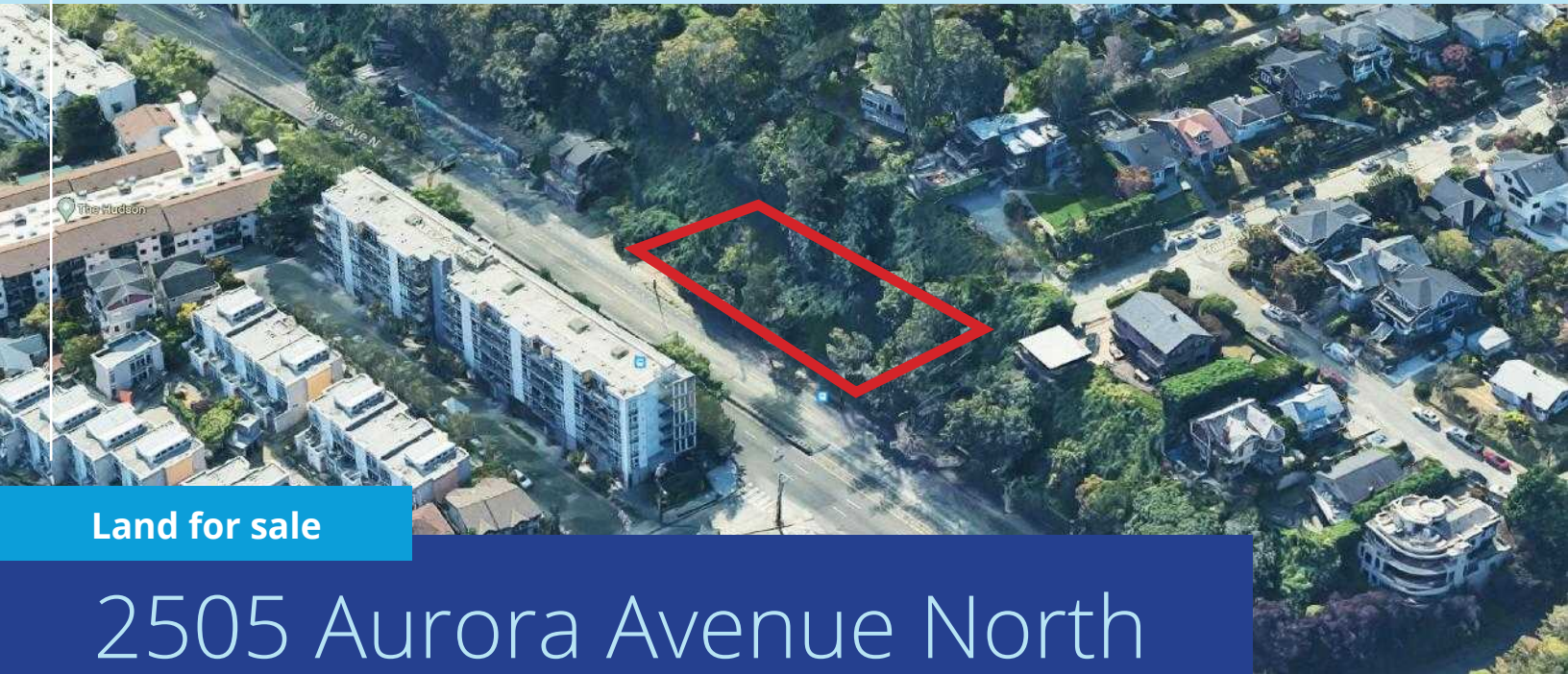


**REDUCED ASKING PRICE!** \$350,000 (\$60.73/SF Land Area)



Land for sale

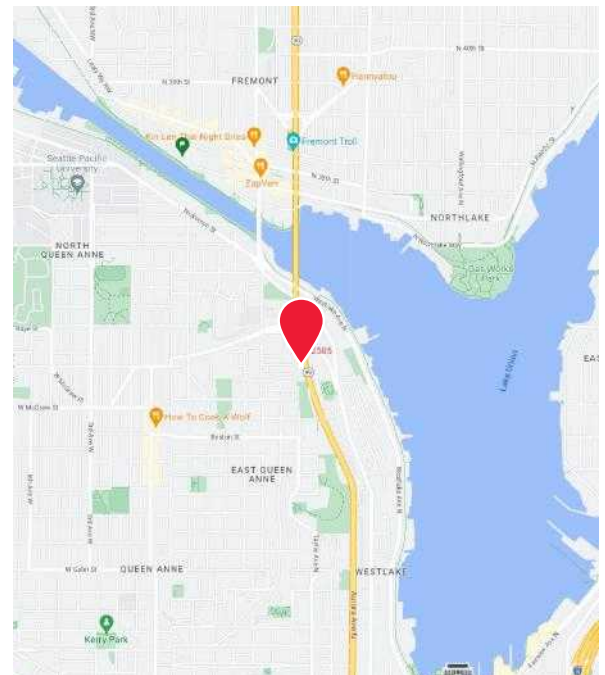
# 2505 Aurora Avenue North

Seattle, Washington 98109

Lot Size **± 5,763 SF** | Parcel Number **352890-1187** | Zoning **C1 - 55 (M)**

## PROPERTY HIGHLIGHTS

- Highly visible development site off Aurora
- Existing Single-Family Residence
- 3.75 FAR allows for flexible redevelopment options with a wide variety of permitted uses
- Daily traffic counts exceed 102,000 cars per day
- Potential to assemble property with two parcels to the south, for an additional ± 19,723 SF of land area
- Excellent access to Downtown Seattle & South Lake Union area
- Seller will consider Seller Financing for qualified Buyers, please inquire with Listing Brokers for more information

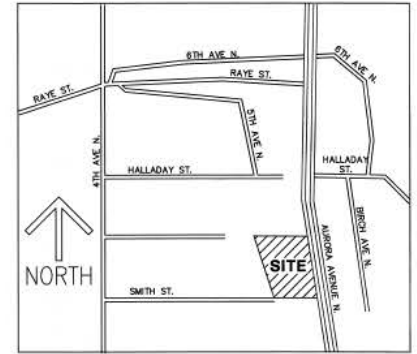
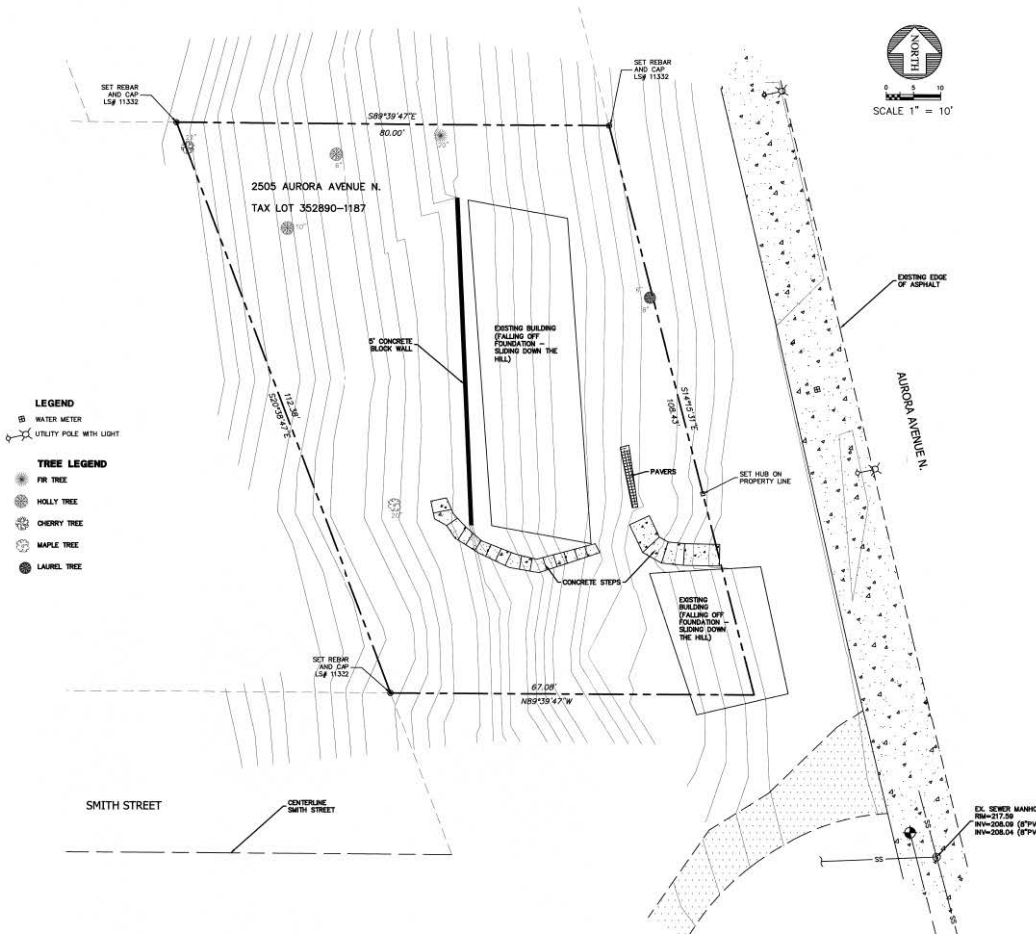


**COLLIERS INTERNATIONAL**  
11225 SE 6th Street, Suite 240  
Bellevue, WA 98004  
www.colliers.com

**Talor Okada**  
Executive Vice President  
+1 425 492 5145  
talor.okada@colliers.com

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S.E. 1/4 OF N.W. 1/4 OF SECTION 19, T. 25 N., R. 04 E., W.M.  
CITY OF SEATTLE, STATE OF WASHINGTON



VICINITY MAP  
N.T.S.

**LEGAL DESCRIPTION**

THAT PORTION OF TRACT 4, HUNTER'S LAKE UNION ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 27, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION CENTER OF THE NORTH LINE OF SMITH STREET AND THE EAST LINE OF VACATED FIFTH AVENUE NORTH;  
THENCE EAST, ALONG THE LINE OF THE NORTH LINE OF SMITH STREET 67.08 FEET TO THE INTERSECTION OF THE NORTH LINE OF SMITH STREET AND THE WEST LINE OF AURORA AVENUE;  
THENCE NORTHERLY, ALONG THE WEST LINE OF AURORA AVENUE 115.99 FEET TO A POINT WHERE THE CENTER LINE EXTENDED OF THE ALLEY BETWEEN HALLADAY AND SMITH STREETS INTERSECTS THE WEST LINE OF AURORA AVENUE;  
THENCE WEST ALONG THE CENTERLINE EXTENDED OF THE ALLEY BETWEEN HALLADAY AND SMITH STREETS 80 FEET TO THE INTERSECTION OF THE CENTER LINE EXTENDED OF THE ALLEY BETWEEN HALLADAY AND SMITH STREETS AND THE EAST LINE OF VACATED FIFTH AVENUE NORTH;  
THENCE SOUTHERLY, ALONG THE EAST LINE OF VACATED FIFTH AVENUE NORTH 118.91 FEET TO THE INTERSECTION OF THE NORTH LINE OF SMITH STREET AND THE EAST LINE OF VACATED FIFTH AVENUE NORTH AND THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**DATUM**

NAVD 88

**BENCHMARK**

2" BRASS CAP STAMPED CITY OF SEATTLE SURVEY 3818 7001 AT THE SOUTHWEST CORNER OF QUEEN ANNE AVENUE N. AND N. MCDRAW STREET, IN THE CROSSWALK 0.5 FEET EAST AND 0.5' NORTH OF THE INTERSECTION BACK OF CROSSWALK  
ELEVATION=369.867 FEET

**INSTRUMENTATION**

INSTRUMENT USED: 5 SECOND TOTAL STATION.  
FIELD SURVEY WAS BY CLOSED TRANVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-13-0-090



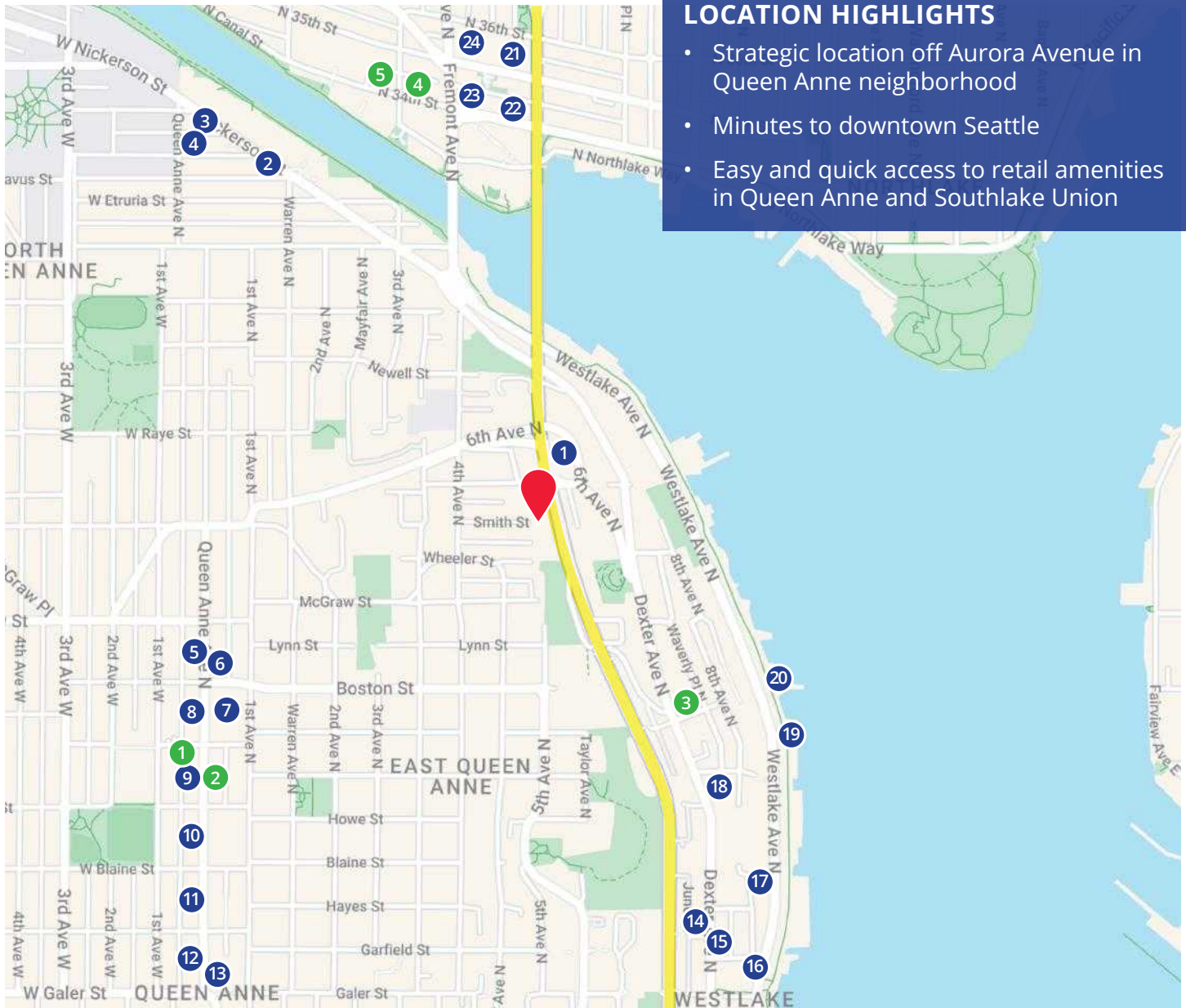
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## LOCATION HIGHLIGHTS

- Strategic location off Aurora Avenue in Queen Anne neighborhood
- Minutes to downtown Seattle
- Easy and quick access to retail amenities in Queen Anne and Southlake Union



### Restaurant/Café

- |   |   |  |                                       |  |
|---|---|--|---------------------------------------|--|
| 1 • Canlis  | 6 • How to Cook a Wolf<br>• Grappa Mediterranean<br>• Orrapin Thai Cuisine<br>• Ikiki Sushi & Bar | 10 • Emerald City<br>• The Sushi Samurai<br>• Queen Anne Coffee<br>• Moonrise Bakery | 14 • Cyber Pizza<br>• Chennai Express | 22 • Just Poke<br>• Evergreens<br>• Cafe TURKO<br>• Milstead & Co.                           |
| 2 • 206 Burger<br>• Zeeks Pizza                                 | 7 • Bounty Kitchen<br>• Cafe Hagen  | 11 • HeartBeet Cafe<br>• Sully's Lounge  | 15 • Tea King                         | 23 • Schilling Cider<br>• Eve Fremont<br>• Zap Verr  |
| 3 • Botteco Brazil<br>• Byen Bakeri<br>• Thai Fusion            | 8 • Starbucks<br>• Hilltop Ale House<br>• Isarn Thai Kitchen<br>• El Mezcalito                    | 12 • Just Poke<br>• La Pasta Seattle<br>• Domani Pizzeria<br>• Betty New American    | 16 • MotherIndia Cuisine              | 24 • Palmi Korean<br>• Steepologie<br>• Lazy Cow Bakery<br>• Esters Enoteca<br>• Lucky's Pho |
| 4 • Two Kick Coffee   | 9 • Big Max Burger Co.<br>• Zeeks Pizza   | 13 • 5 Spot Restaurant<br>• Olympia Pizza  | 17 • Sugar Mountain                   |  |
| 5 • Queen Ca Phe<br>• Eden Hill<br>• Caffe Ladro<br>• Homegrown |   |  | 18 • Box Lunches Seattle              |  |
|   |   |  | 19 • China Harbor                     |  |
|   |   |  | 20 • Westlake Deli                    |  |
|   |   |  | 21 • Just Burgers Fremont             |  |

### Grocery

- 1 • Queen Anne Farmers Market
- 2 • Trader Joe's
- 3 • Lyon's Grocery
- 4 • PCC
- 5 • Fremont Sunday Street Market



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