

TRANSIT ORIENTED DEVELOPMENT OPPORTUNITY

7001 42nd Ave S, Seattle, WA 98118



 Kidder
Mathews

 CUSHMAN &
WAKEFIELD

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THE OFFERING

The Pacific Northwest Capital Markets team of Cushman & Wakefield & Kidder Matthews present 7001 42nd Ave S a 15,567 square foot, transit oriented development site and located within a Qualified Opportunity Zone. The development site is currently a vacant duplex with LR2 (M) zoning, which allows a developer to build 20,000± net rentable square footage or 50± units. The site is mid-block on 42nd Ave S and S Myrtle Street, just one block away from the Othello Light Rail Station and 15 minutes away from Seatac International Airport. The Walk Score is an 81, where most errands can be accomplished on foot, and tenants can wander their way to countless restaurants, cafes, grocery and drug stores. In addition to the currently thriving neighborhood, 600 new apartments and 30 new homes are permitted or in development.

Pricing Summary

Purchase Price	\$1,550,000
Price Per Unit	\$31,000
Price Per Lot SF	\$98

Property Summary

Address	7001 42nd Ave S Seattle, WA 98118
Urban Village	Othello Residential Urban Village
Site Area	15,657 SF (0.36 acres)
Parcel	333300-2860
Zoning	LR2 (M)
Units	±50
NRSF	±20,000



PROPERTY HIGHLIGHTS

15,657 SQUARE FOOT DEVELOPMENT SITE

Large rectangular parcel

FLAT TOPOGRAPHY, WITH ALLEY ACCESS

Mid-block on 42nd Ave S and S Myrtle Street

ABILITY TO BUILD 50 +/- UNITS NEAR LIGHT RAIL STATION

Just one block away from the Othello Light Rail Station



LOCATION HIGHLIGHTS

LOCATED WITHIN AN QUALIFIED OPPORTUNITY ZONE

Allows developers access to additional type of equity

ONE BLOCK AWAY FROM OTHELLO LIGHT RAIL STATION

Quick access to Downtown Seattle and Seatac Airport

81 WALKSCORE

Most errands can be accomplished on foot



81
Walk Score



66
Transit Score



73
Bike Score

