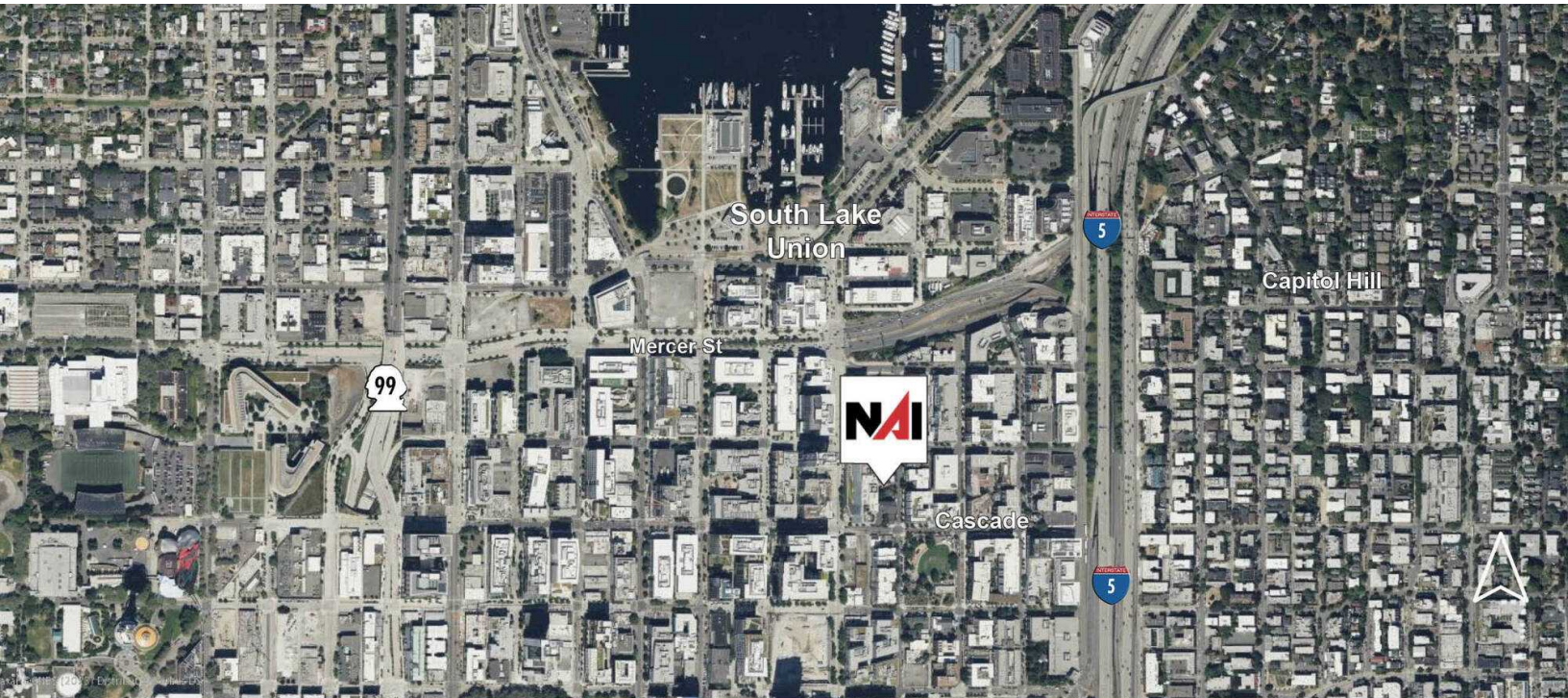


# SOUTH LAKE UNION MULTIFAMILY INVESTMENT 4-PLEX VALUE-ADD INVESTMENT OPPORTUNITY

## FOR SALE



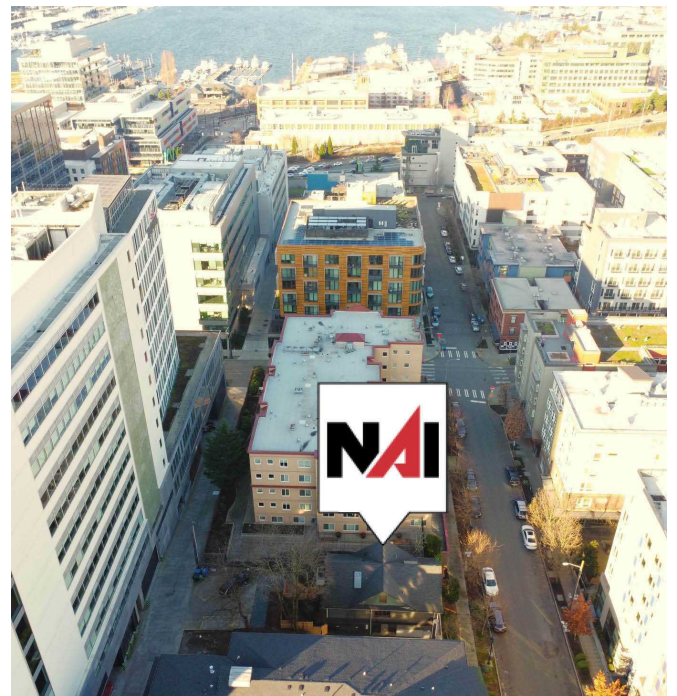
### PRICE REDUCED FROM \$1,800,000 TO \$1,600,000

## 417 Minor Avenue North

Seattle, Washington 98109

### Investment Highlights

- Offering Price: \$1,600,000
- A unique opportunity to acquire one of the few investment/development lots in the South Lake Union area
- Value-Add by retaining 4-Plex and potentially adding up to 3 townhomes on surface parking area.
- Redevelop site with 6 townhome units.
- Redevelop site with multifamily units.
- Use all or part of property for office or retail
- Land Bank operating 4-Plex with plan for future re-development.



<https://www.nai-psp.com>

**Janet Backus**

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**Wyk Parker**

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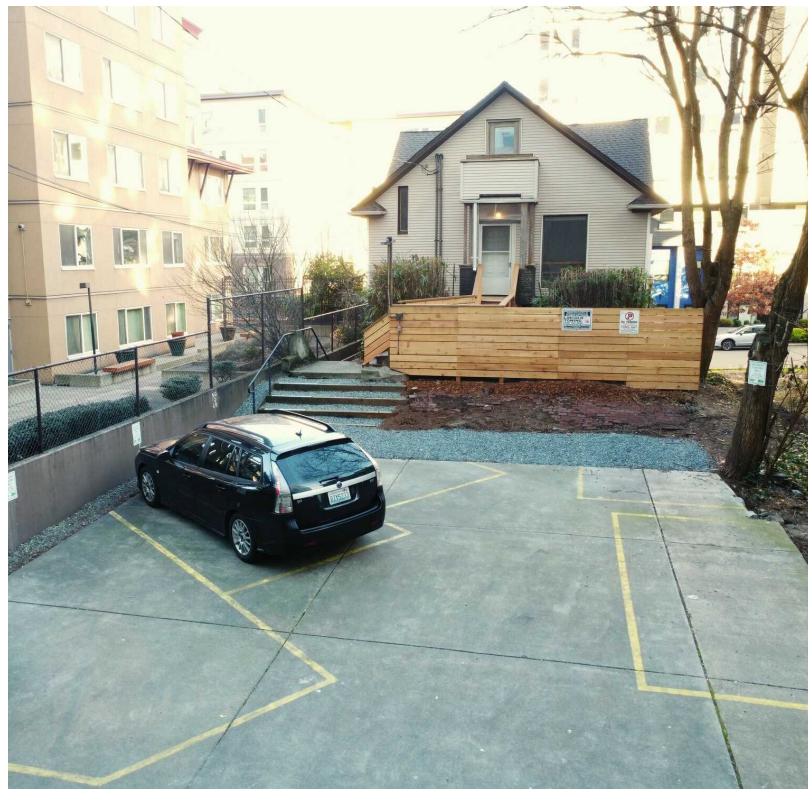
### INVESTMENT SUMMARY

NAI Puget Sound Properties is pleased to present a rare opportunity to acquire a South Lake Union 4-Plex with Value-Add investment upside in adding townhome units or re-developing property to high density multifamily project.

The property is currently an existing 4-plex with light and spacious living units, surface parking for all tenants, and on-site storage units in lower level.

The property is located in Seattle's desirable South Lake Union tech-sector neighborhood in the North Cascade District. This property is one of the few remaining residential development parcels in the South Lake Union area.

Short term leases allow an investor/developer to perfect the rent roll to maximize cash flow during land banking prior to commencing construction on a value-add plan or re-development plan.



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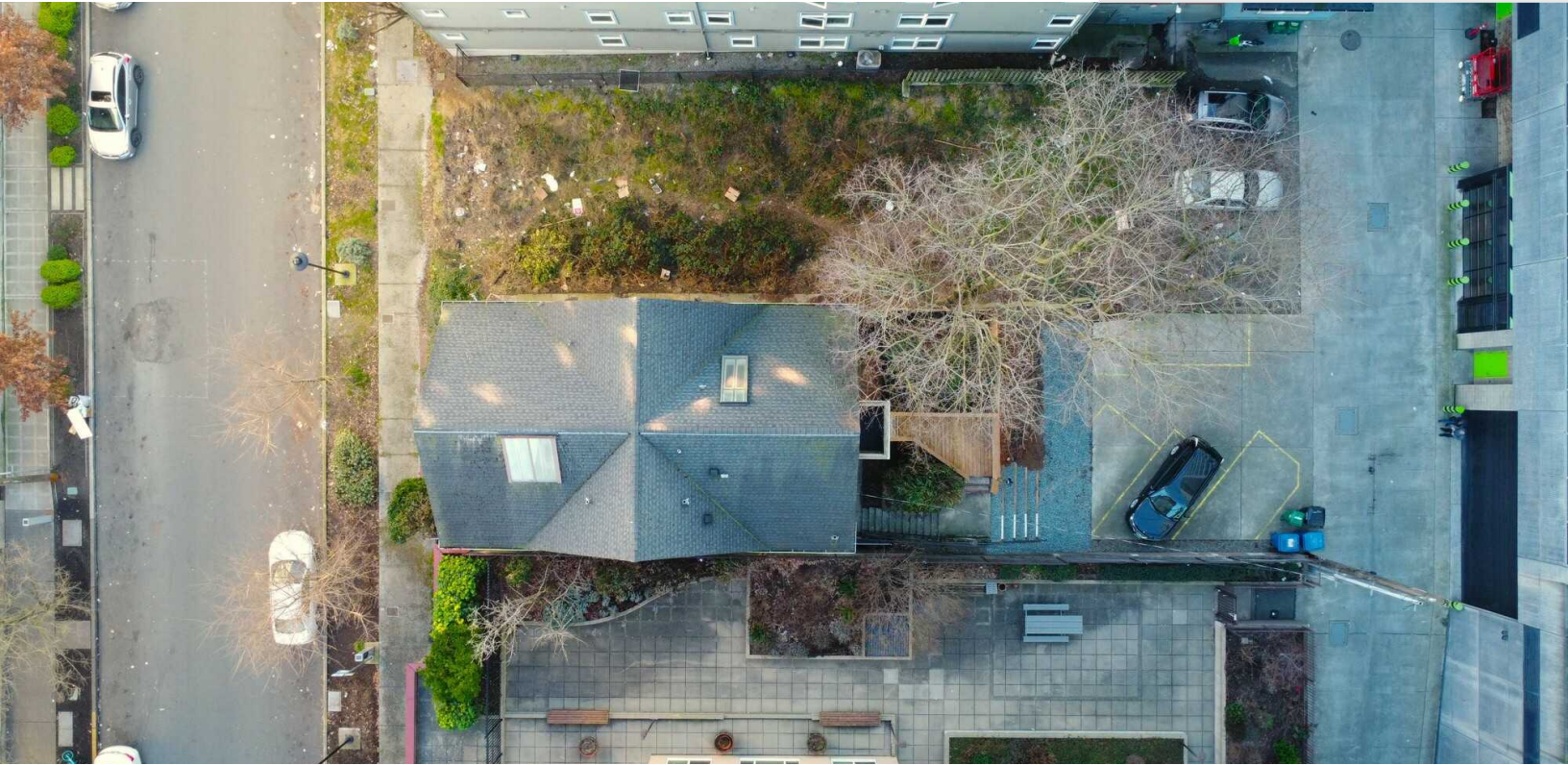
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# SOUTH LAKE UNION MULTIFAMILY INVESTMENT 4-PLEX VALUE-ADD INVESTMENT OPPORTUNITY

## FOR SALE



### PROPERTY HIGHLIGHTS

- Building Size: 4,107
- Building Type: 2½ stories above full basement.
- Parking: Currently 5 on-site surface parking stalls.
- Land Area: 3,600 SF
- Zoning: SM-SLU/R65/95
- Allowed Uses: Variety of uses including residential, office, and retail.
- Parcel Tax ID: 2467400155
- **Please call the Exclusive Listing Team Brokers for further information.**



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