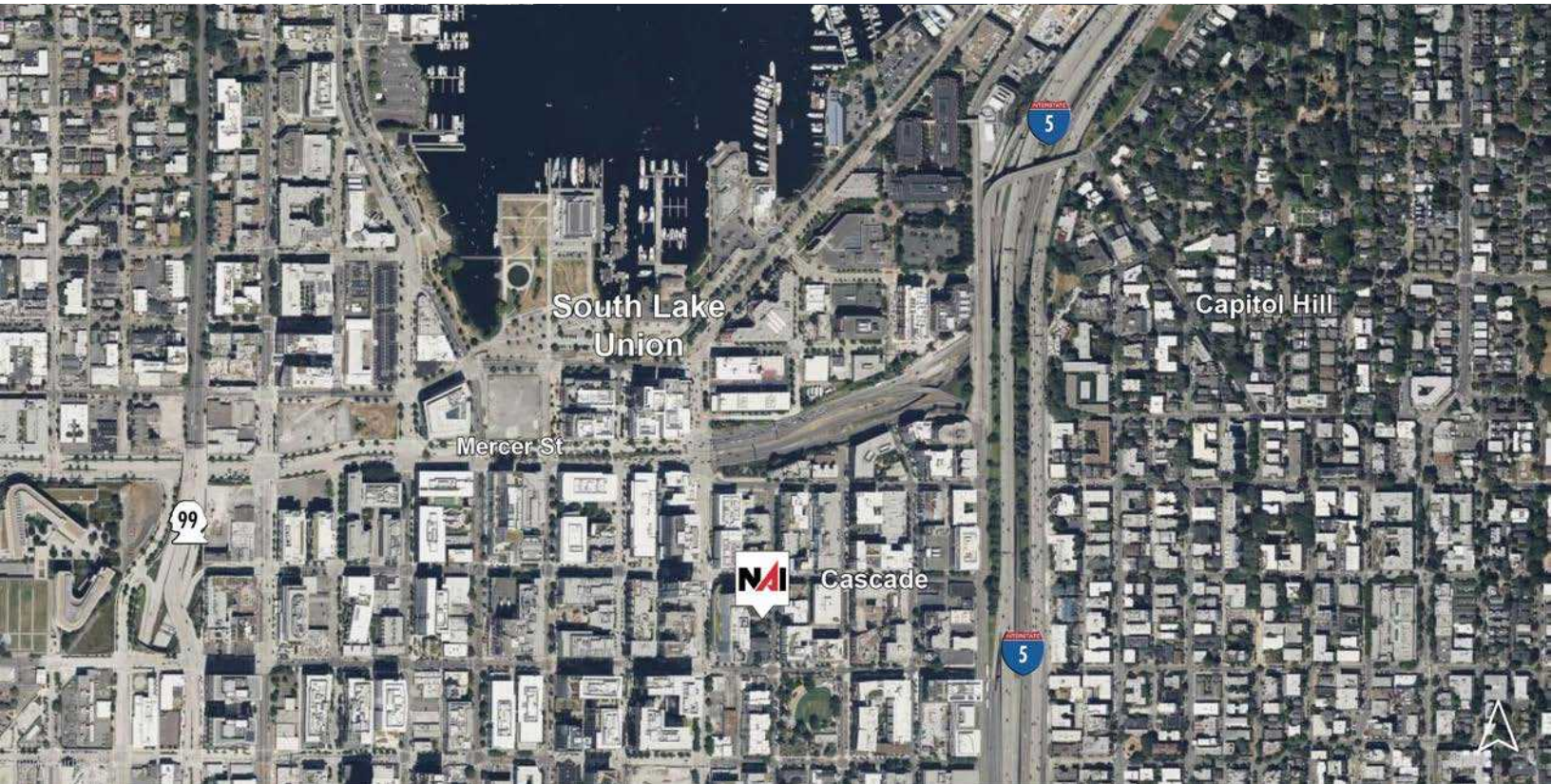


# SOUTH LAKE UNION MULTIFAMILY DEVELOPMENT SITE

## FOR SALE



## 413 and 417 Minor Avenue North, Seattle, WA 98109

*A rare opportunity to acquire a multifamily development site in the desirable South Lake Union area.*

### PROPERTY AND OFFERING HIGHLIGHTS

- Offering Price: \$3,200,000
- Land Area: 7,200 SF
- Parcel Tax ID: 2467400156 (413 Minor Ave North); 2467400155 (417 Minor Ave North)
- Building: Existing multifamily fourplex is rented generating income while pursuing building permits

### DEVELOPMENT HIGHLIGHTS

- Zoning: SM-SLU/R 65/95 (Seattle Mixed -South Lake Union)
- Allowed Uses: A wide variety of uses are allowed including residential, office, and retail
- No parking required
- Feasibility Study available indicating 93 SEDU units without a basement or 97 units with a basement.
- Due diligence reports completed - environmental, soils, SDCI notes, and more



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### SOUTH LAKE UNION NEIGHBORHOOD SUMMARY

NAI Puget Sound Properties is pleased to present an opportunity to purchase a prime investment/development site in the South Lake Union neighborhood of Seattle. The property is ideally positioned along Minor Avenue N which is located nearby the Mercer Street entrance to Interstate-5 northbound and southbound. The site is located within the hub of employment in the South Lake Union area or a quick and easy 8-10 minute walk to the Downtown employment core of Seattle. A few blocks to the east of this property is Eastlake Avenue North and about a block to the west is Fairview Avenue North.

The neighborhood is a popular dwelling place for those people who want to live and work in a vibrant location which is close to work, many restaurants and services, and easy access to various modes of transportation including street car, light rail, metro bus, and bike lanes.



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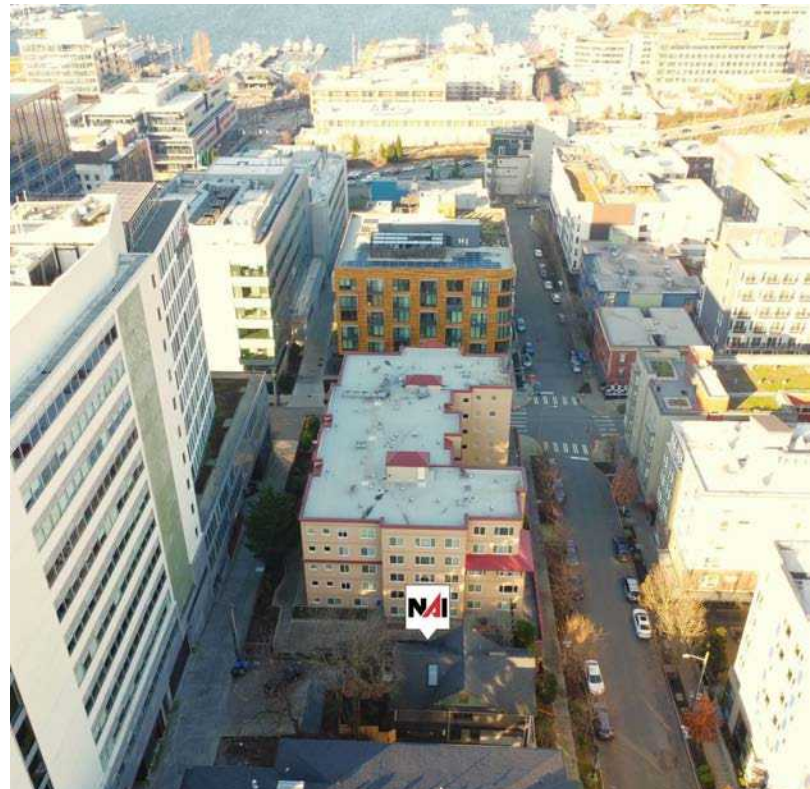
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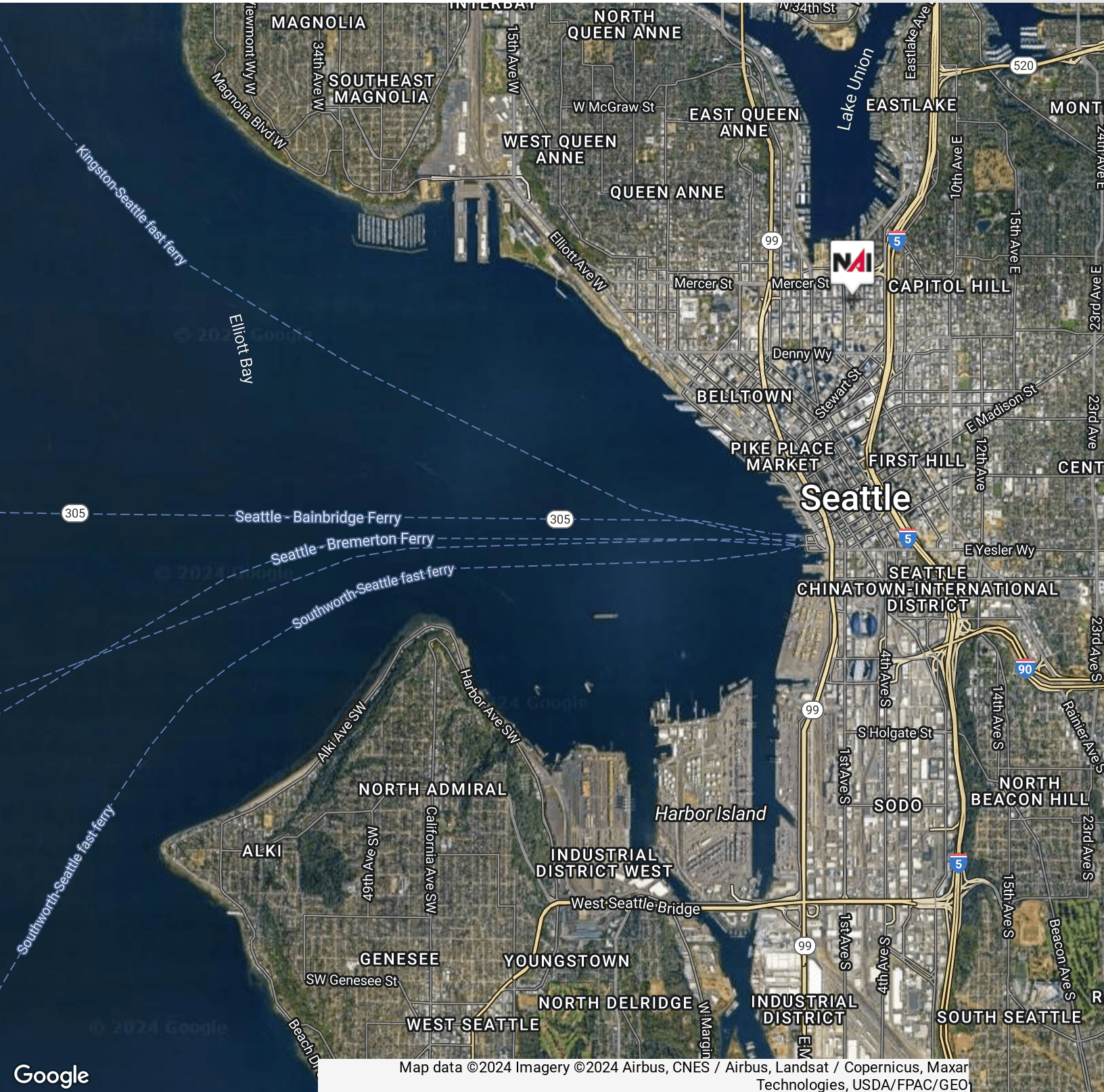
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Google

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/Geo



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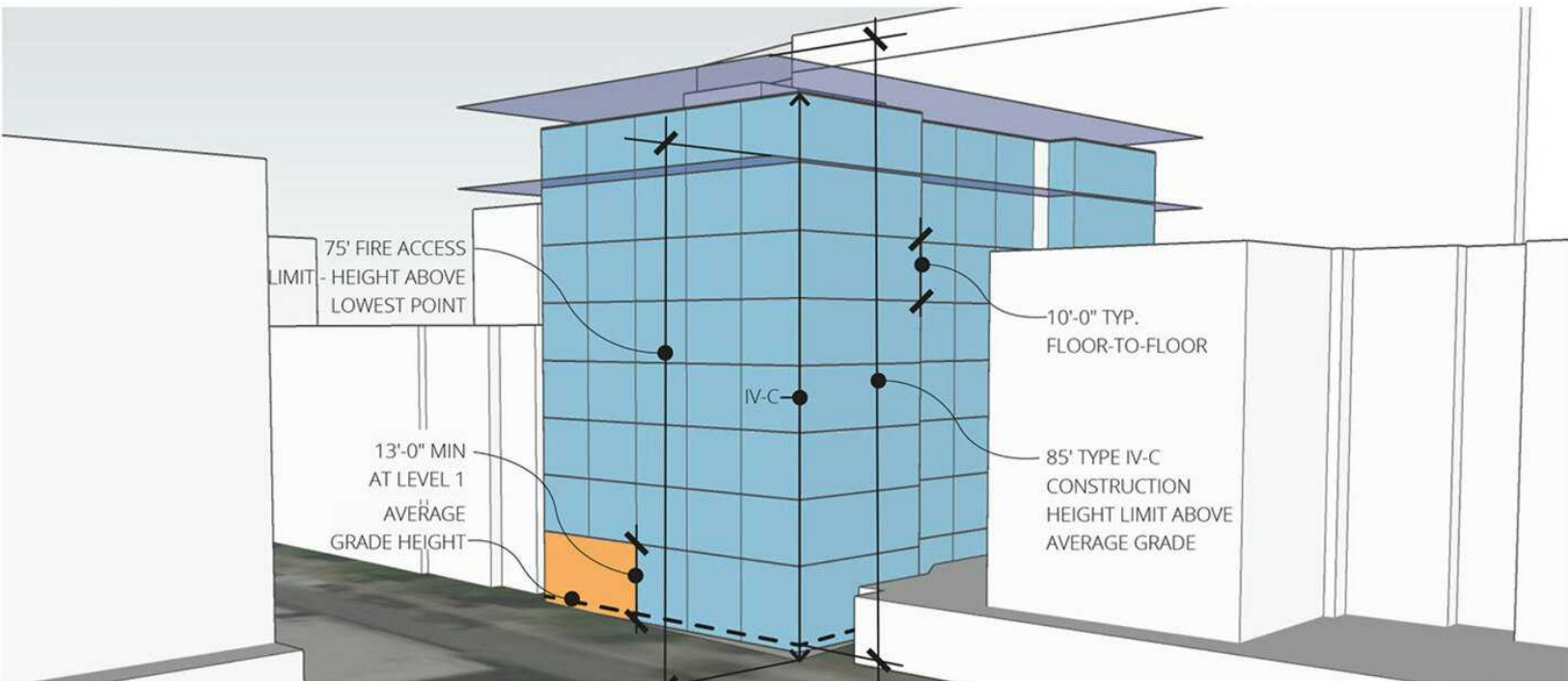
## FOR SALE



Looking Northeast



Looking Southeast



Northeast Corner

### Blocking Studies



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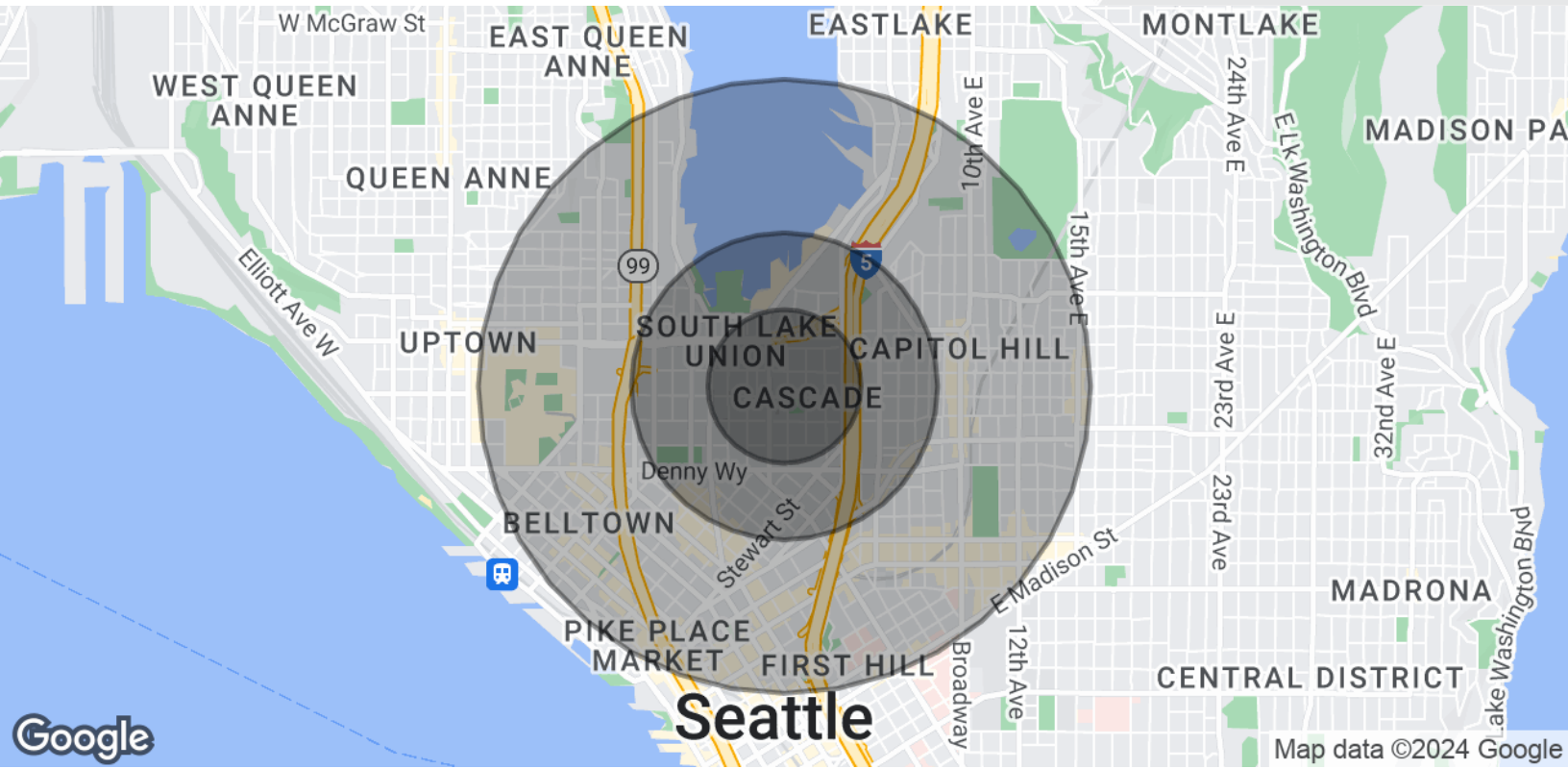
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	4,495	18,513	77,952
Average Age	30.9	32.0	33.8
Average Age (Male)	29.8	33.2	33.9
Average Age (Female)	39.3	33.3	35.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,382	13,574	57,025
# of Persons per HH	1.3	1.4	1.4
Average HH Income	\$103,284	\$107,708	\$109,984
Average House Value	\$175,109	\$334,647	\$401,309

2020 American Community Survey (ACS)



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