

FOR SALE



APPROVED MASTER USE PERMIT

**THE
REMLINGER
GROUP**

**Development Opportunity
Seattle, WA**

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Property Overview

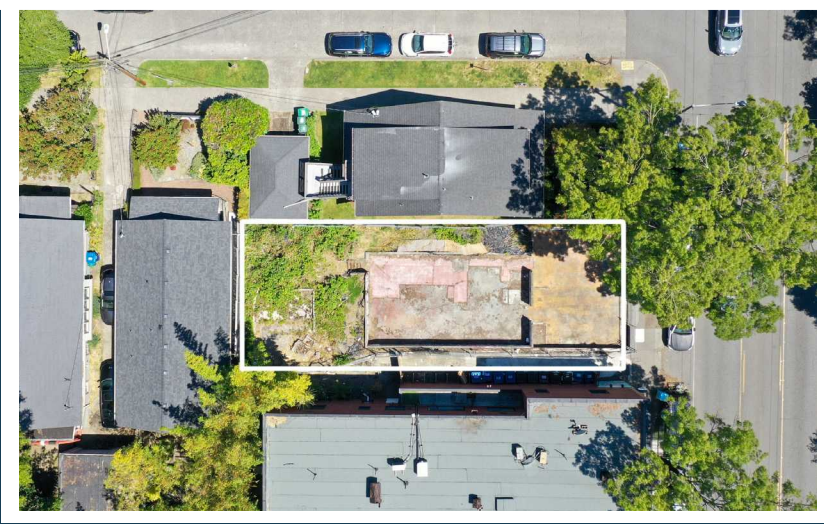


Walk Score
98

Bike Score
92

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Property:	SON MIXED-USE BUILDING
Address:	1624 N 45th St, Seattle, WA 98103
Proposed:	4-Story Apartment - Ground Floor Retail
Residential Units:	12 Units (1-Bedroom)
Land Area:	0.08 Acres (3,325 SF)
Zoning:	NC2P-55 (M), City of Seattle
Urban Village:	Wallingford Residential Urban Village



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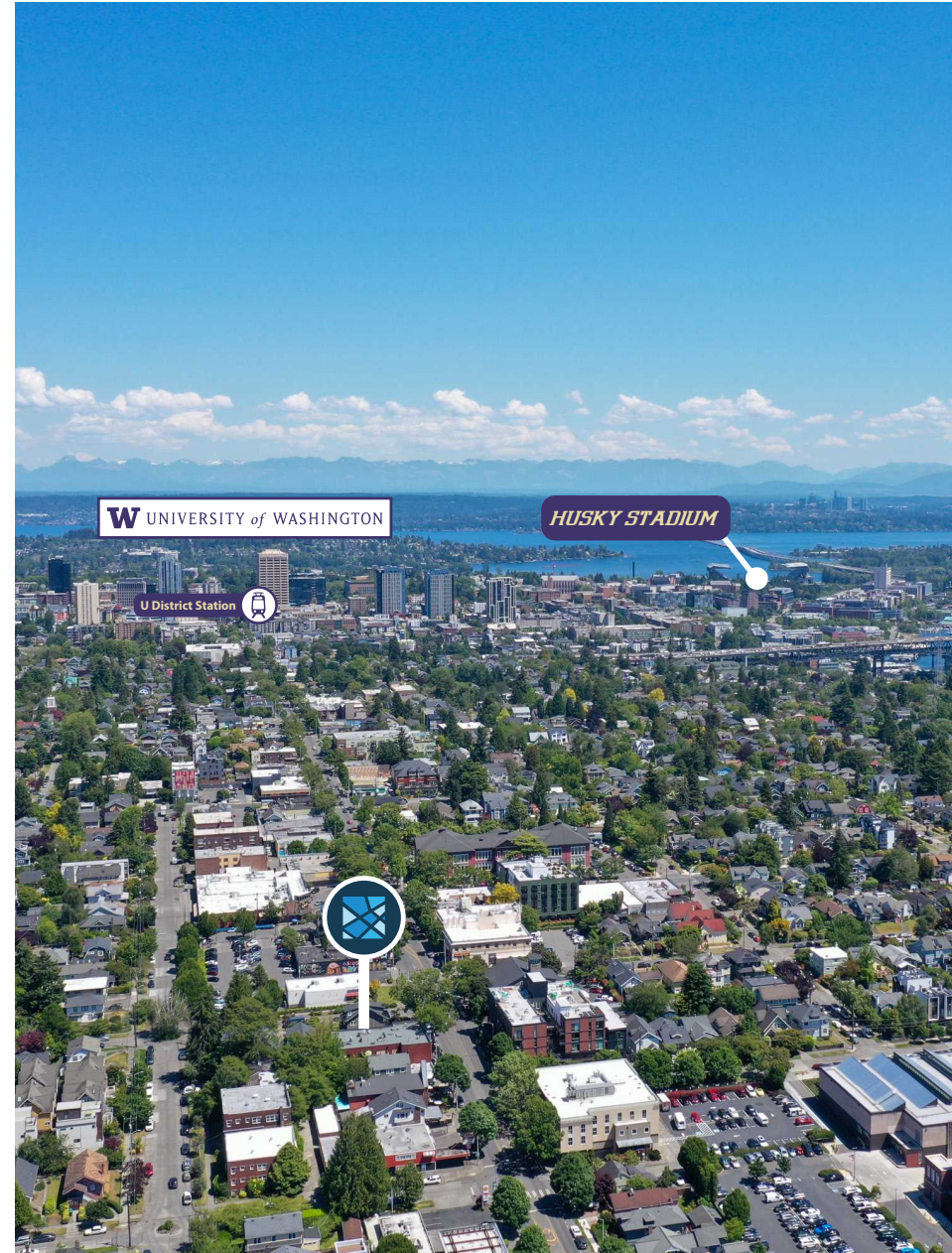
MASTER USE PERMIT



SON MIXED-USE BUILDING CONSTRUCTION PERMIT: 6598837-CN



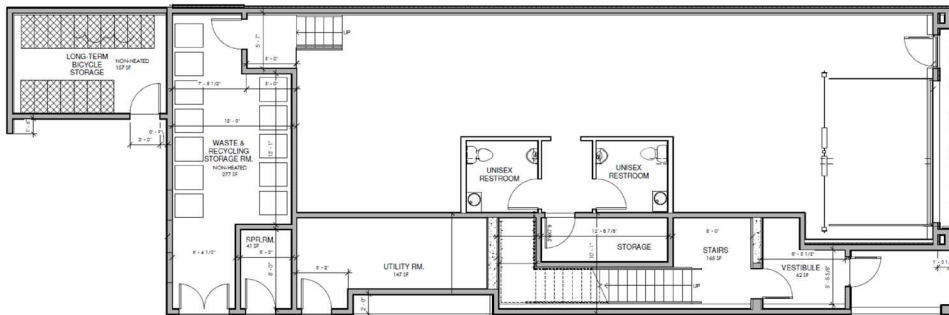
The project is located on N 45th Street in the commercial core of the Wallingford Residential Urban Village in a NC2P-55 zone. The proposal consists of a 4-story Mixed Use building with one retail or restaurant suite at the Ground Floor with ~1,500 SF gross floor area. Twelve 1-Bedroom apartments in two different sizes are proposed for the three upper stories with ~6,800 SF gross floor area and a total of ~9,200 SF of building gross floor area. Since the site is located in a Residential Urban Village and has good frequent transit access, no parking for cars will be required or provided. Covered bicycle storage is proposed.



FLOOR PLANS

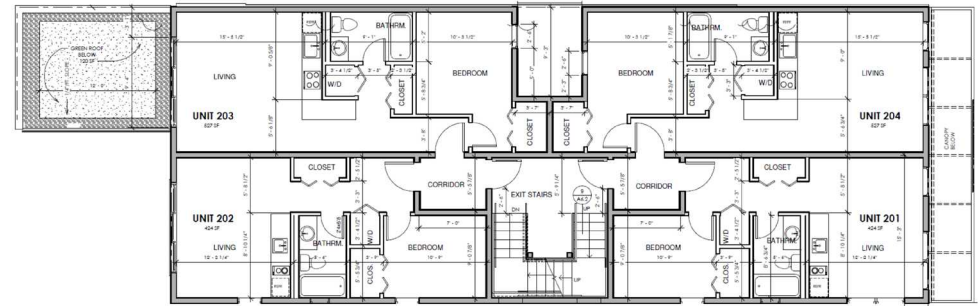


FIRST FLOOR - RETAIL SPACE



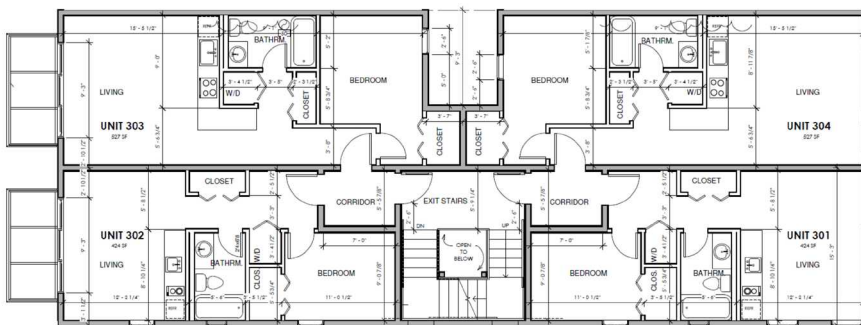
1,383 SF of Commercial Space

SECOND FLOOR - APARTMENTS



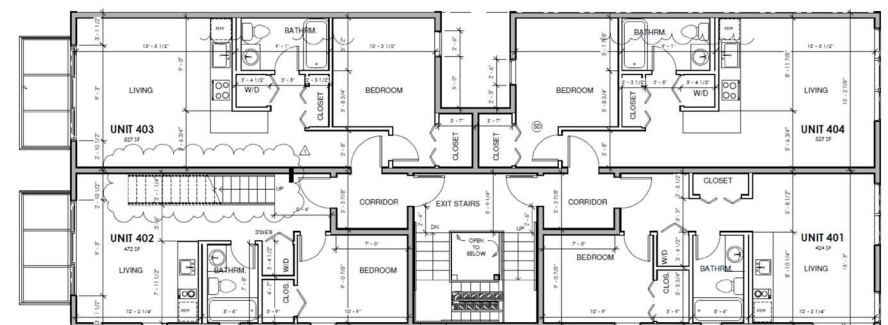
Four Apartment Units (1-Bedroom)

THIRD FLOOR - APARTMENTS



Four Apartment Units (1-Bedroom)

FOURTH FLOOR - APARTMENTS



Four Apartment Units (1-Bedroom)

UNIT BREAKDOWN



Unit #	Type	NRA (SF)
Unit 101	Commercial Suite	1,383 SF
Unit 201	1 Bed/1 Bath	424 SF
Unit 202	1 Bed/1 Bath	424 SF
Unit 203	1 Bed/1 Bath	527 SF
Unit 204	1 Bed/1 Bath	527 SF
Unit 301	1 Bed/1 Bath	424 SF
Unit 302	1 Bed/1 Bath	424 SF
Unit 303	1 Bed/1 Bath	527 SF
Unit 304	1 Bed/1 Bath	527 SF
Unit 401	1 Bed/1 Bath	424 SF
Unit 402	1 Bed/1 Bath	472 SF (Pvt. Roof)
Unit 403	1 Bed/1 Bath	527 SF
Unit 404	1 Bed/1 Bath	527 SF
Totals	12 Bed/12 Bath	7,137 SF



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