



**Asking Price**

**\$1,065,000**

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**Land for Sale**

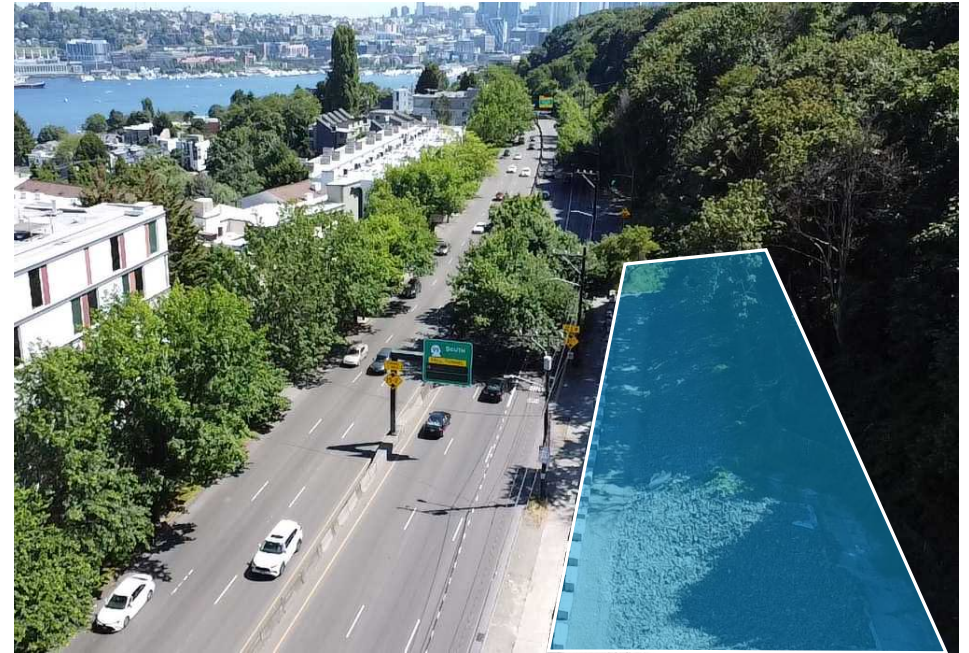
# Development Opportunity

## 2451 - 2473 Aurora Ave N

- Two lots total ±19,723 SF
- Parcel Numbers: 352890-1186 & 352890-1185
- Zoning: C1 - 55 (M)
- Potential to assemble subject parcels with parcel to the north (Parcel #: 352890-1187 | additional 5,763 SF)
- Buildings are now demoed, but former building slabs remain for grandfathered redevelopment
- 3.75 FAR allows for flexible redevelopment options with a wide variety of permitted uses
- Close to RapidRide bus line to Downtown

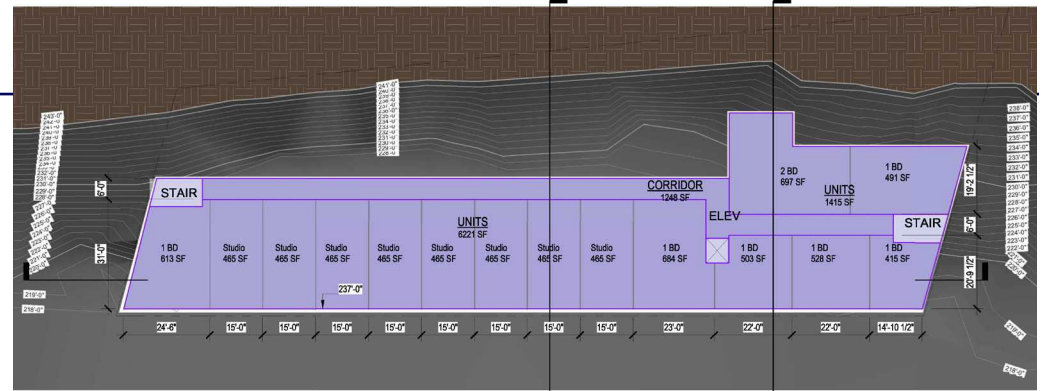
# 2451 - 2473 Aurora Ave N

High visibility location with 229' of frontage off Hwy 99 in popular Queen Anne Neighborhood with daily traffic counts exceeding 102,000 cars per day.



# 2451 - 2473 Aurora Ave N

## Architect Massing Study

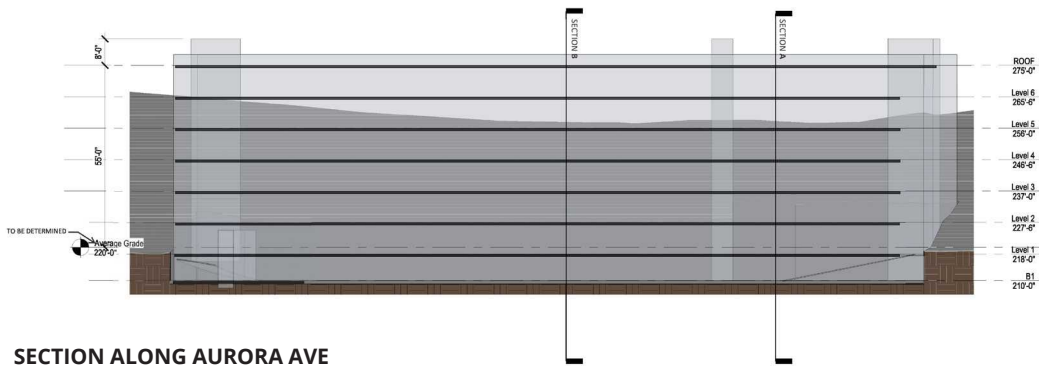


LEVEL 3 - L2-L4-L6 SIM

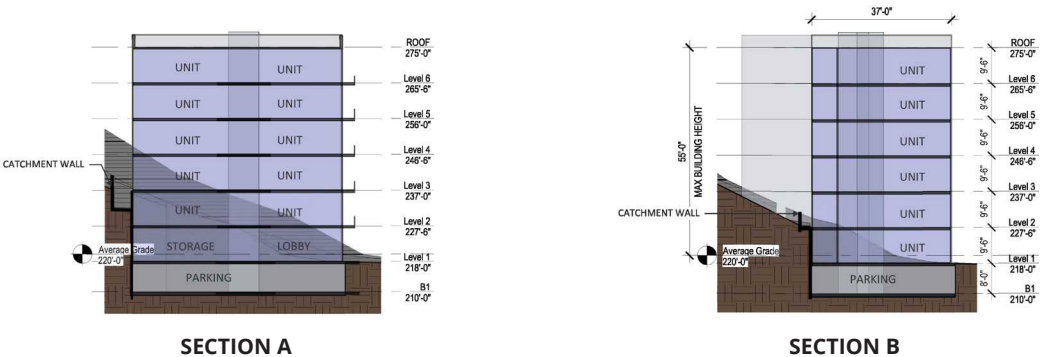
**LEVEL 2-6 GFA**

Room Name	Area
Corridor	1,248 SF
Units	7,635 SF

**Efficiency: 83%**



SECTION ALONG AURORA AVE



### GROSS FLOOR AREA

Level	Floor Area
B1	9,398 SF
Level 1	8,451 SF
Level 2	9,171 SF
Level 3	9,171 SF
Level 4	9,171 SF
Level 5	9,171 SF
Level 6	9,171 SF
<b>Grand Total</b>	<b>63,704 SF</b>

### Contour Lines

- 10ft. contour
- 2ft. contour
- 2ft. contour
- Parcels
- Steep Slope (40% average) - ECA1
- Potential Slide Area - ECA2

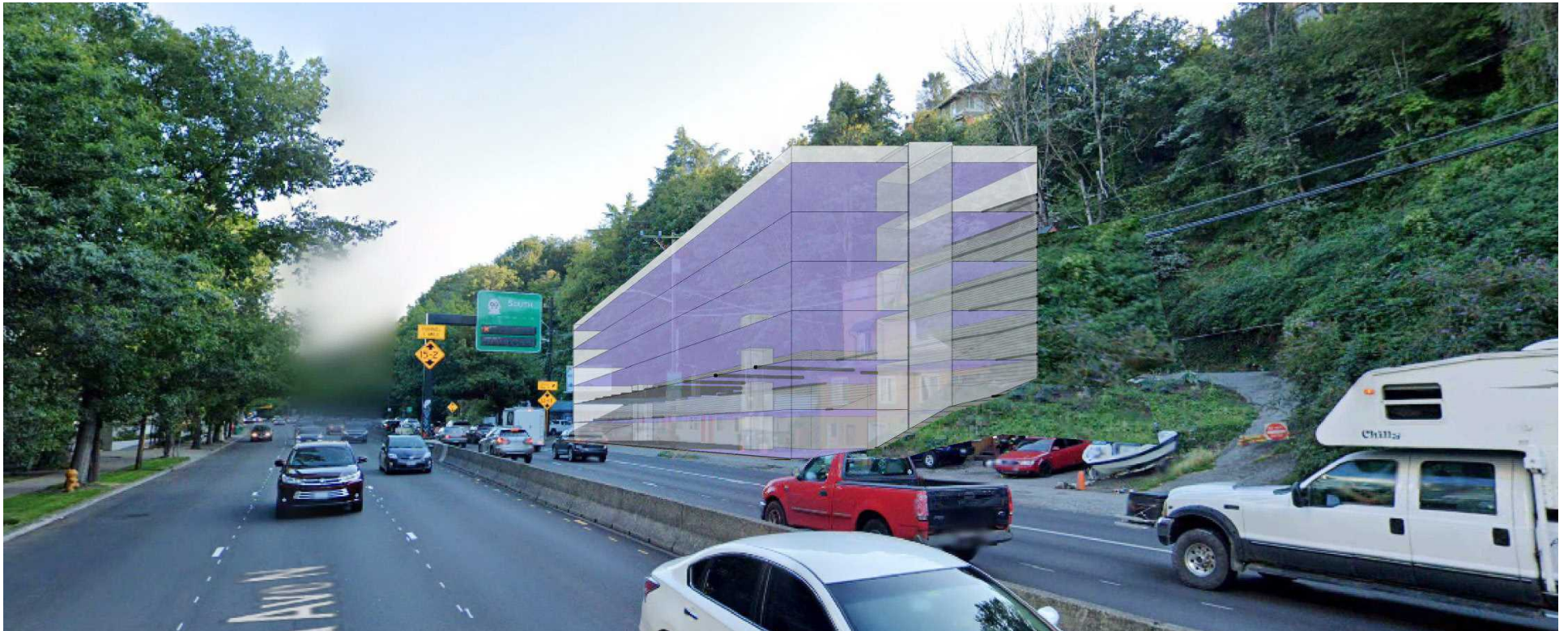
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Note: This feasibility study is based on a preliminary review of the jurisdiction's property records and zoning code with no survey provided. Actual conditions including, but not limited to lot boundaries, easements, grades, utilities and right of way conditions can result in a different development yield. Further review and clarification of zoning parameters may be required which may result in a different development yield.

		2451 Aurora Ave N	2473 Aurora Ave N	Combined
<b>Parcel no.</b>		3528901186	3528901185	
<b>Jurisdiction</b>	Seattle			
<b>Land Use District</b>	CI-55 (M) (adopted 2019)			
<b>Height Limit</b>	Commercial 1 with a 55 foot height limit, M=Mandatory Housing Affordability			
<b>Overlay Zoning</b>	None			
<b>Airport Height Overlay</b>		Outer transitional surface	Outer transitional surface	
<b>Urban Village Overlay</b>	None			
<b>MHA Fee areas</b>	Medium			
<b>Parking Flexibility Area</b>	Maybe eligible for reduced parking	Yes	Yes	
<b>Design review - full design review required</b>	A.1: abutting SF zone B.2: 8,000 - 35,000 SF - Administrative design review B.3 35,00 SF above - full desing review			
<b>Design review Equity area</b>	No			
<b>40% steep slope</b>		Yes	Yes	
<b>Potential slide</b>		Yes	Yes	
<b>Shoreline Environment:</b>	No			
<b>Floodplain:</b>	No			
<b>Opportunity zone</b>	No			
<b>Max FAR</b>	3.75			
<b>Min FAR</b>	2.00			
<b>Lot size sqft - approximate only. per KC Assessors Website</b>		13,563 SF	6,160 SF	19,723 SF
<b>Restrictive Size Shape</b>		No	Yes	
<b>Site area (per KC) X max FAR (SF)</b>		50,861.25 SF	23,100 SF	73,961 SF
<b>23.47A.004 Permitted Uses</b>	Both Parcels are CI-55(M)			
<b>C.2. Eating and Drinking Establishments</b>	Permitted			
<b>C.3. Entertainment</b>	Permitted			
<b>C.6. Lodging Uses</b>	Permitted			
<b>C.8. Offices</b>	Permitted - may be limited to up to 1 FAR or 35,000 SF <i>Office uses in CI and C2 zones are permitted up to the greater of 1 FAR or 35,000 sf as per 23.47A.010.D. Office uses in CI and C2 zones are permitted outright with no maximum size limit if they meet the standards identified in subsection 23.47A.010.D.</i>	35,000 SF	35,000 SF	70,000 SF
<b>C.10. Sales and Services, General (2)</b>	Permitted			

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<b>E = Institutions</b>	Permitted			
<b>F. Live-Work Units</b>	Permitted			
<b>G. Manufacturing Uses</b>	Permitted			Except heavy manufacturing
<b>H. Parks And Open Space</b>	Permitted			
<b>I. Public Facilities</b>	Not permitted outright			
<b>J. Residential Uses</b>	Permitted			Except Congregate Residences, Residential uses may be limited to 20 percent of a street level street-facing facade pursuant to subsection 23.474A.005.C.
<b>K.3. Warehouses</b>	Permitted	25,000 SF	25,000 SF	50,000 SF



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## Amenities and Transportation Map

### Restaurant/Café

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

### Grocery

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

