

**4807 41st Avenue**

Listing #: 10964835 | Status: Expired | Last Modified: 01/19/2022  
For Sale | ListDate: 07/24/2020

**4807 41st Ave SW, Seattle, WA 98116**



**Agent Information**

Showing Instructions:

**Berkshire Hathaway HomeServices Northwest Real Estate**  
206-932-4500



**Paul Poirier**  
206-932-4500  
paulpoirier@bhhsnwrealestate.com

**Owner Information**

Legal Owner: Junction Ridge LLC  
True Owner:

**Property Information**

<b>Location</b>	
Mkt Area:	CBA West Seattle
Alt Address:	
Zoning:	LR2(M)
Cross Street:	SW Edmunds
<b>Building Information</b>	
Total Building SF:	10,884 SF
Net Rentable Area:	10,884 SF
Res SF:	10,884 SF
Tax ID #:	7579200985
Sprinklers:	No
Security System:	No
# of Buildings:	1
# of Floors:	4
# of Units:	22
Acres:	0.13 Acres
Lot SF:	5,750 SF
A/C:	No
<b>Property Type</b>	
Property Type:	Multi-Family
Sub Use:	Mid-Rise
<b>Construction</b>	
Construction Type:	
Year Built:	
Year Renovated:	
Building Status:	Under Construction
<b>Parking Information</b>	
Total Parking:	0
Covered:	0
Uncovered:	0
Parking Ratio:	
<b>Commission</b>	
Commission:	2.50%
SOC Exclusions:	No

**Listing Information**

<b>Price</b>	
Listing Price:	\$1,395,000
Rentable \$/SF:	\$128.17
Price Per SF Lot:	\$242.61
Days On Market:	184
Listing Status:	Expired
Asset Class:	Multi-Family
<b>Investment Information</b>	
Investment Type:	Owner/User

**Unit Information**

<b>Unit Type</b>				
Unit Description	#	Avg. SF	Avg. Rent/Mo.	Rent/SF

**Public Comments:** Planned and permitted 22 unit apartment site in the heart of the Alaska Junction. Each unit is approximately 322Sqf with W/D in each unit. Some units will get great views of the City skyline. The location is within walking distance to everything the Alaska Junction has to offer. Mass transit close by. Tax iD #: 7579200985

**Member Listing Comments:** Call listing broker for plans. Projected rents are between \$1100-\$1300 each unit. Seller is a builder and could build out project for an investor. Additional Showing Instructions: The home is vacant so feel free to walk the property.

**Property Comments Public:** In the heart of the Alaska Junction. Zoned LR2 with existing plans and permits for a 22-unit apartment site. Alternative options allow for 8 single-family townhomes or 7 townhomes with parking. With an amazing Walk Score of 97, tenants can accomplish all