

AKA
REAL ESTATE ADVISORS

GREENWOOD OWNER-USER
OPPORTUNITY - MOTIVATED SELLER
OFFERING MEMORANDUM

PARAGON

REAL ESTATE ADVISORS

600 University St, Suite 2018 | Seattle, WA 98101
info@ParagonREA.com

Information within this marketing package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for inaccuracies.

EXCLUSIVELY LISTED BY:

MICHAEL URQUHART

206.812.9123

Michael@ParagonREA.com



BEN DOUGLAS

206.812.9101

Ben@ParagonREA.com



BRIAN PLATT

206.812.9130

Brian@ParagonREA.com



OFFERING

Paragon Real Estate Advisors is pleased to announce the exclusive listing of the Greenwood Owner-User Opportunity located at 9739 Greenwood Ave N. Currently there is an out of service auto-body repair shop on the property and a billboard that has a terminable lease. The auto-body repair shop has the potential to be renovated and filled by a retail tenant or the new owner's business. There is also development potential for the parcel. This site is 8,960 square feet of C1-55(M) zoned land and presents a developer with the opportunity to build +/- 50 apartment units or +/- 10 live-work/townhouse units (Buyer to verify).

The property is well located on Greenwood Ave N, just a few blocks south of the intersection of Holman Road, Greenwood Ave and 105th which provides numerous options for transportation.

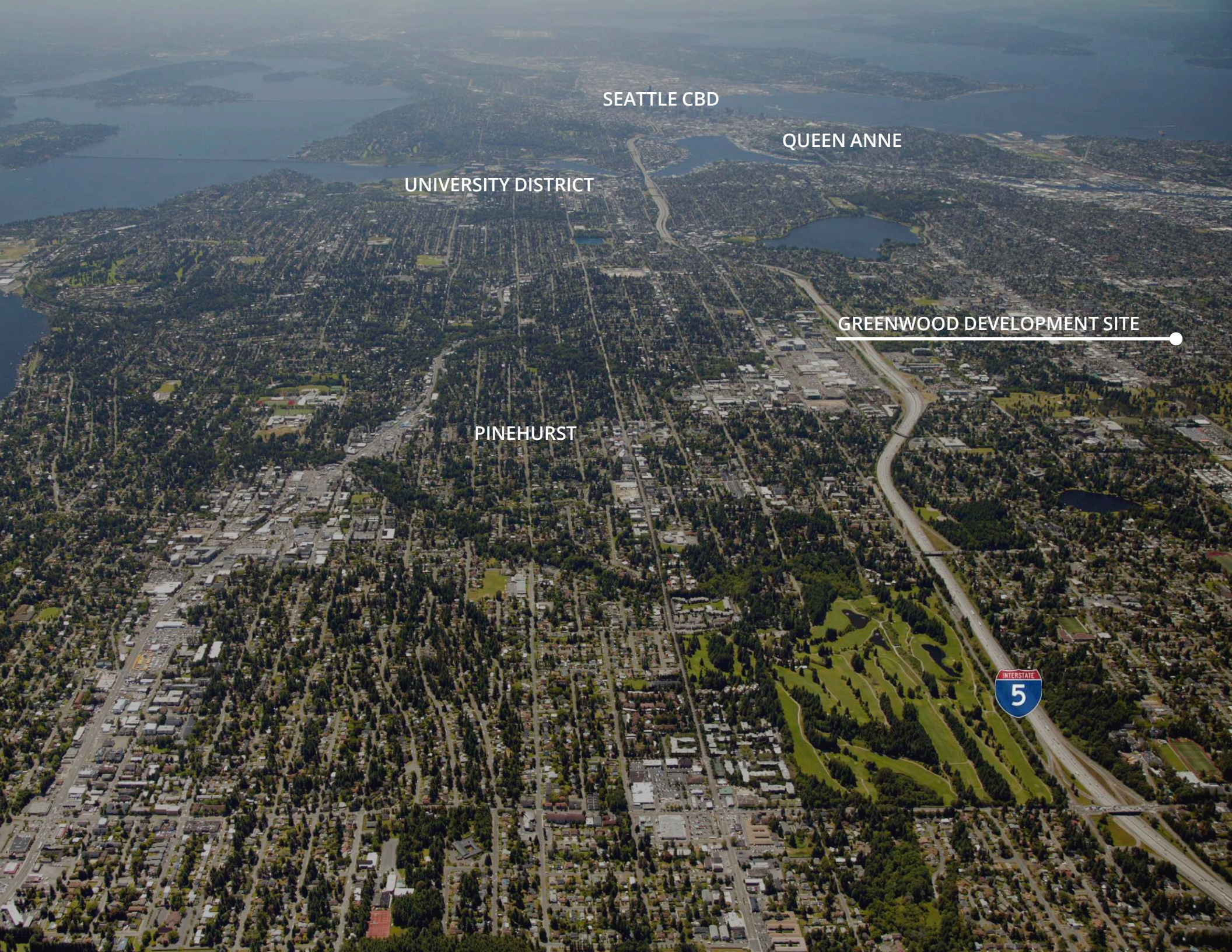
The seller is open to looking at all offers including those that have developer terms. Tours of the interior of the property are available upon request.



OFFERING

NAME	Greenwood Owner-User Opportunity
ADDRESS	9739 Greenwood Ave N Seattle WA 98103
PARCEL NUMBER	291520-0025
LOT SIZE	8,960 Square Feet
ZONING	C1-55 (M)
PRICE	\$1,399,000
PRICE PER RENTABLE SQFT	\$255
PRICE PER LOT SQFT	\$156
EXISTING USE	Boarded up Auto Repair Shop
BUILDING SQFT	5,488 Square Feet
HEIGHT LIMIT	55 Feet
DEVELOPMENT POTENTIAL	+/- 50 apartment units or +/- 10 live-work/townhouse units (buyer to verify)





SEATTLE CBD

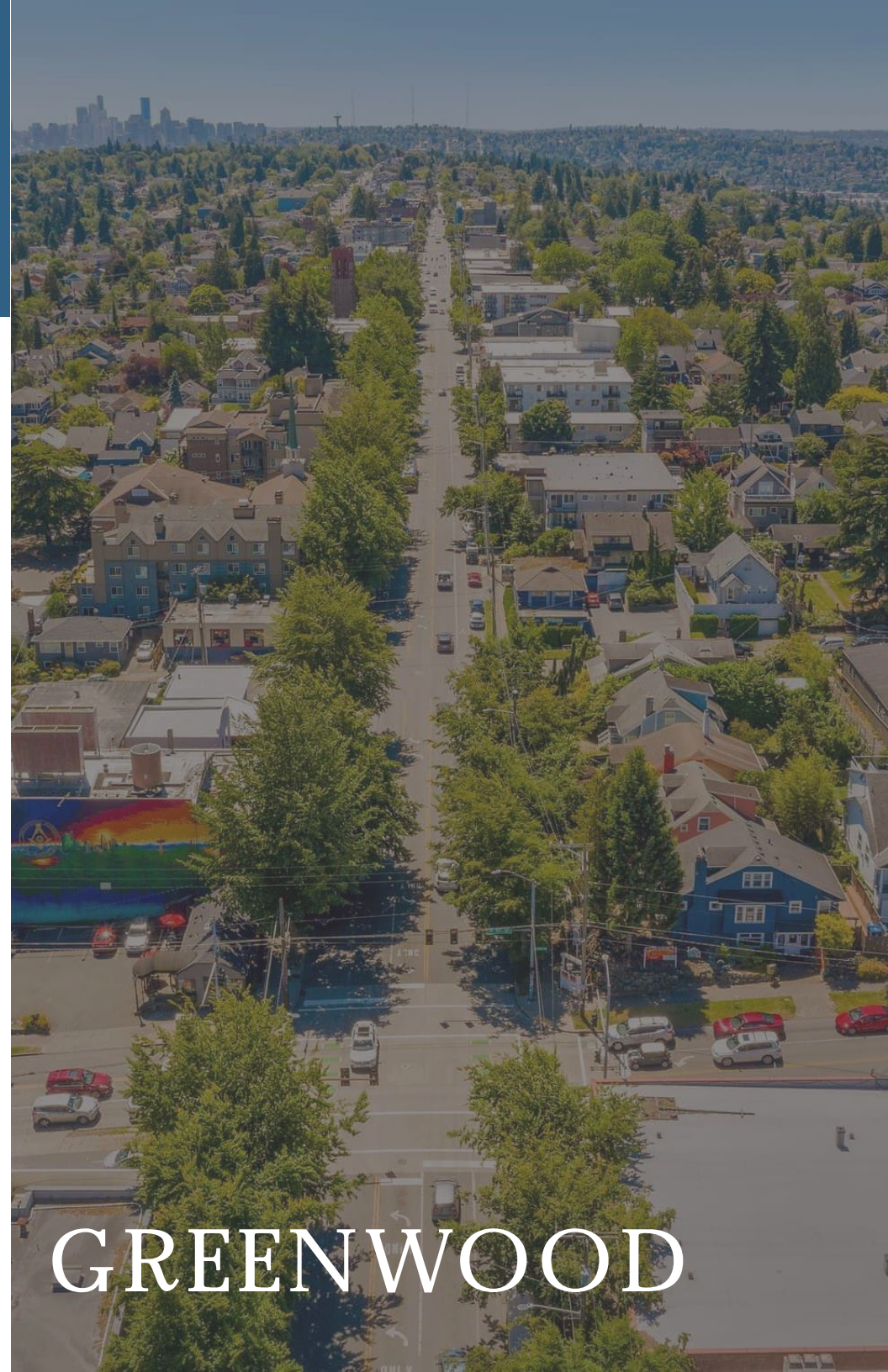
QUEEN ANNE

UNIVERSITY DISTRICT

PINEHURST

GREENWOOD DEVELOPMENT SITE





GREENWOOD

NEIGHBORHOOD ANALYSIS - GREENWOOD

Greenwood is a diverse neighborhood that straddles the northern edges of Ballard and Green Lake, extending north to the edge of Seattle, its boundary with Shoreline. Like so many parts of Seattle, Greenwood started out as its own city, but later saw the advantages of annexing to Seattle. Greenwood and 85th is the main commercial center for the neighborhood, housing a number of restaurants and food stores that exemplify the area's diverse population. The neighborhood is down-to-earth, an even mix of single-family homes, apartment buildings from various eras and townhomes. Since 1993 the neighborhood

has hosted the "Greenwood Classic Car Show" on the last Saturday in June. Another event is the "Greenwood Seafair Parade", held on the fourth Wednesday in July. Both events draw tens of thousands of visitors to the neighborhood annually.

\$2,091

Average One Bedroom
Rent as of 2022

46%

Renter Occupied
Housing

\$105,177

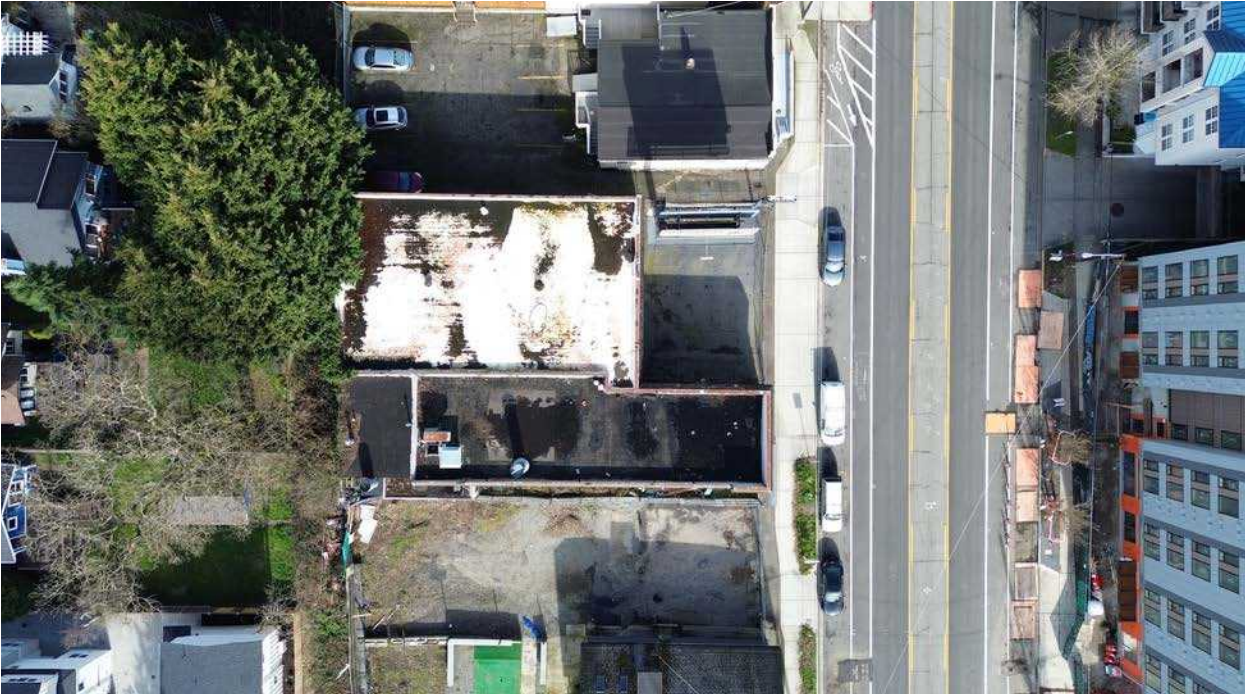
Median Household
Income

INVESTMENT HIGHLIGHTS

- Owner-user opportunity to renovate the auto-body shop
- 8,960 SqFt lot zone C1-55(M)
- Potential to build +/- 50 apartment units or +/- 10 live-work/townhouse units (Buyer to verify)
- Existing structure – out of service auto-body repair shop
- Transit oriented location
- Seller is motivated- all offers welcome
- Billboard lease allows for it to be removed for redevelopment



EXTERIORS



PARAGON REAL ESTATE

Puget Sound's Premiere Commercial Real Estate Brokerage

\$4.1 B
Sales Volume

27
Years in
Business

20+
Brokers

48 k
Units Sold

PARAGON REAL ESTATE ADVISORS

In 1995 our founders saw an opportunity to form a new kind of brokerage, one that focused on sharing information between brokers and truly partnering with its clients. Paragon Real Estate Advisors quickly established itself as a leading Seattle real estate investment firm.

Paragon Real Estate Advisors is the leading Seattle real estate investment firm for multi-family property sales in Washington State. We have accrued over \$4.1 billion in sales and have closed over 1,800 successful real estate transactions. We are locally owned, client-focused, and highly experienced.

At Paragon, we build long-term partnerships that help our clients reach their long- and short-term real estate investment goals while maintaining maximum profitability for them. Our brokers have an in-depth knowledge of the Washington state real estate market, particularly in the greater Seattle area and the I-5 corridor, that comes from more than 20 years' experience in the industry. Paragon's unique focus on sharing knowledge, teamwork and collaboration within the brokerage industry leverages our collective intellect for all our clients. Our brokers provide superior customer representation through our innovative and effective marketing campaigns, co-brokerage, skilled negotiations, and ongoing partnerships.

PARAGON
REAL ESTATE ADVISORS

About Our Services View Properties Our Team Market News Contact Us

ABOUT US Leading investment firm for multi-family property

Paragon Real Estate Advisors is a leading Seattle real estate investment firm for multi-family property sales in Washington State. We are locally owned, client-focused, and highly experienced. When it comes to apartments and investment real estate in the Puget Sound region, we are the smart choice to partner with.



Visit our new website! ParagonREA.com

MICHAEL URQUHART

206.812.9123

Michael@ParagonREA.com

BEN DOUGLAS

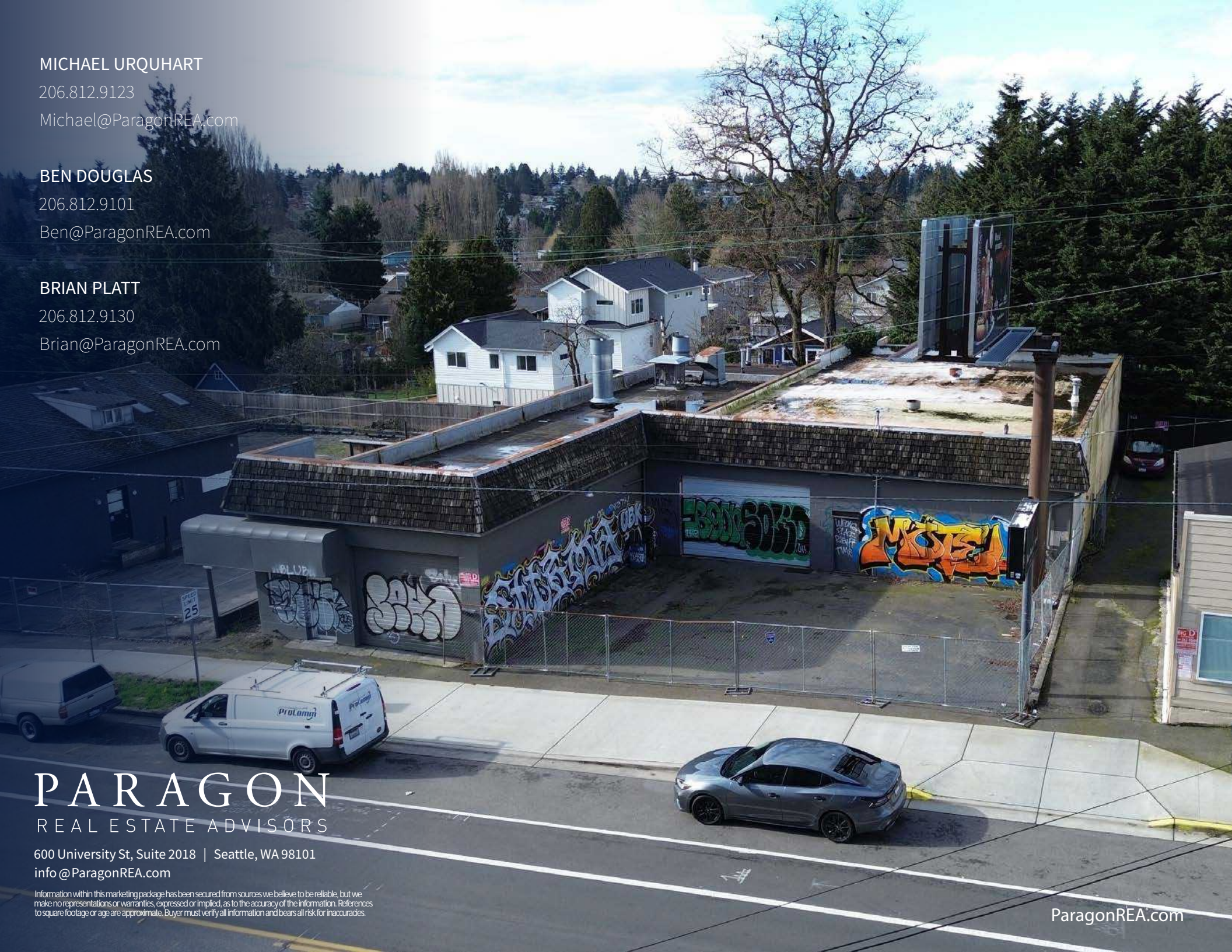
206.812.9101

Ben@ParagonREA.com

BRIAN PLATT

206.812.9130

Brian@ParagonREA.com



PARAGON
REAL ESTATE ADVISORS

600 University St, Suite 2018 | Seattle, WA 98101

info@ParagonREA.com

Information within this marketing package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for inaccuracies.

ParagonREA.com