



FOR SALE

FREMONT - 3644 GREENWOOD AVE N | LR3 (M1) ZONING

EXCLUSIVELY LISTED BY

PAUL HANKEN  
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# OFFERING SUMMARY

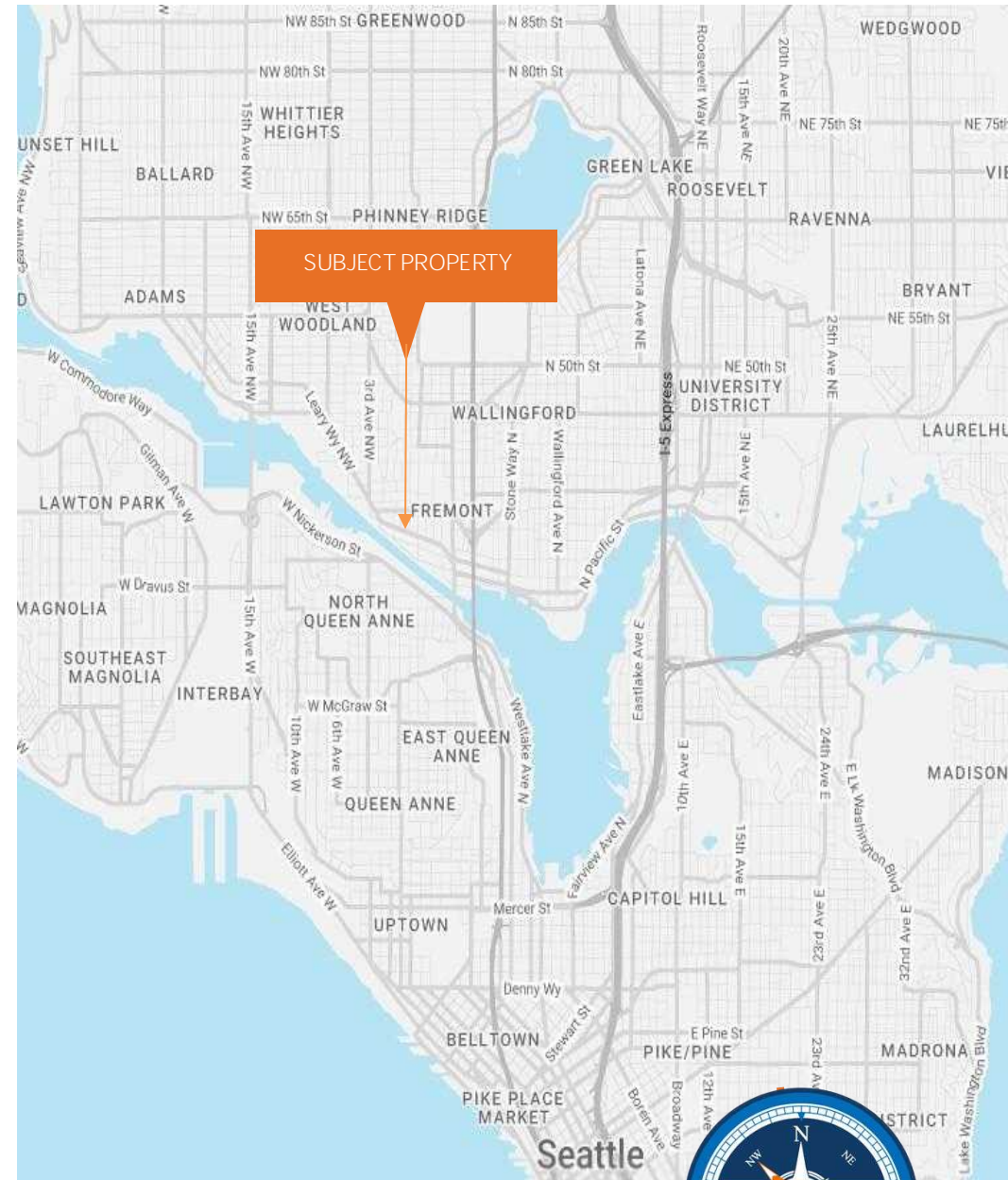
3644 GREENWOOD AVE N | 1

Excellent development opportunity in Fremont. 5,000-square-foot lot zoned LR3 M1. Inside the Fremont Urban Village—potential to redevelop the land into townhomes or a multifamily property.

The value is in the land, although the house is in good condition. This location has a Seattle Walkscore of 96. It is close to the central Fremont area, Wallingford, and Ballard. It is an easy commute to Downtown, South Lake Union, and UW and is close to neighborhood amenities and services.

Seattle's Fremont neighborhood is a lively and unique community just north of downtown. Known for its artistic flair, scenic parks, and eclectic charm, Fremont offers residents an exceptional quality of life in a vibrant and creative atmosphere. Rich in amenities, makes Fremont a highly desirable place to live.

<b>PURCHASE PRICE</b>	<b>\$1,550,000</b>
<b>ADDRESSES</b>	<b>3644 Greenwood Ave N</b>
<b>AREA</b>	<b>Fremont</b>
<b>COUNTY</b>	<b>King</b>
<b>PARCEL SIZE</b>	<b>5,000 SF</b>
<b>PARCEL NUMBER</b>	<b>197220-0350</b>
<b>ZONING</b>	<b>LR3 (M1)</b>



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# LOCATION

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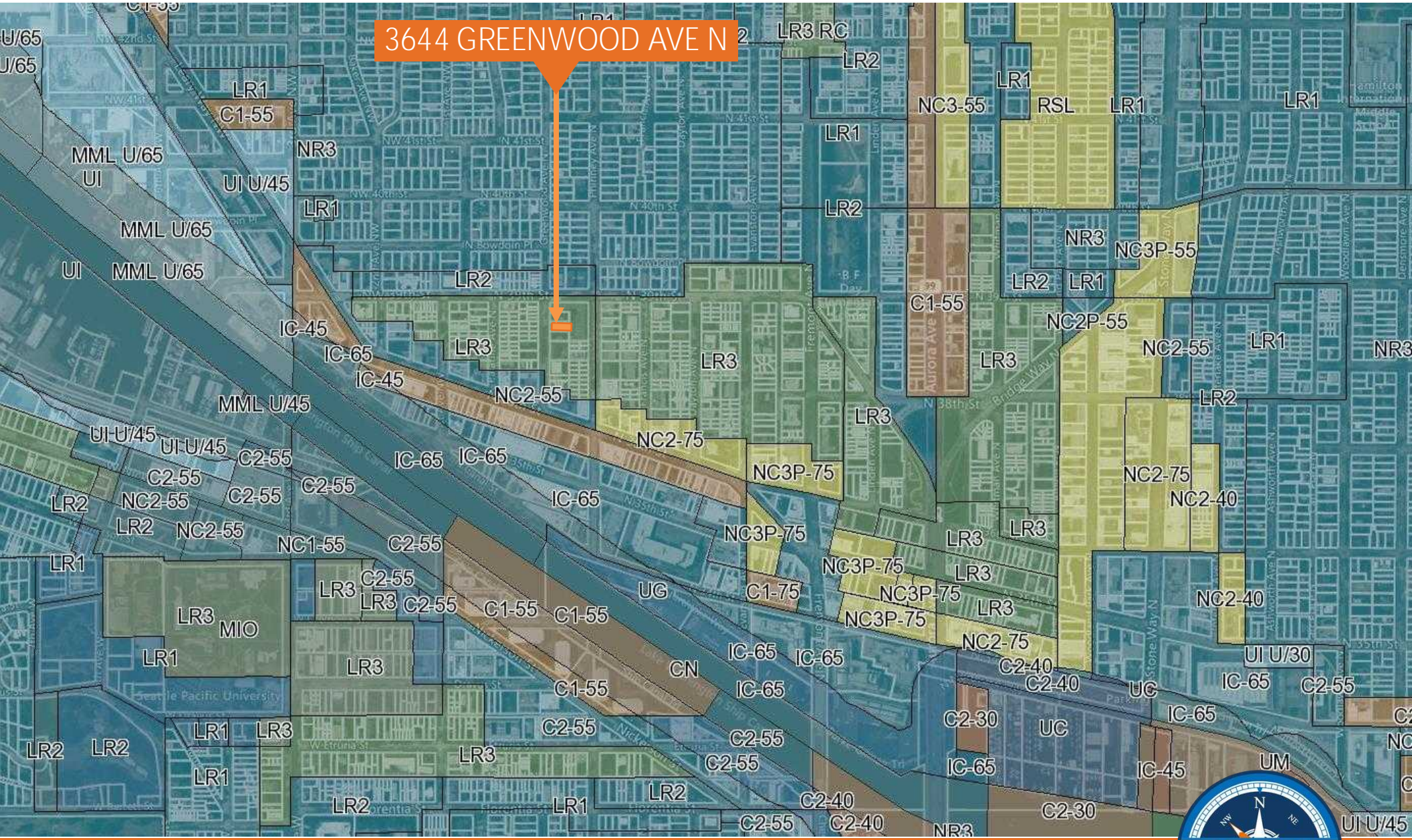
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# ZONING MAP

3644 GREENWOOD AVE N | 3



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# ZONING OVERVIEW – LR3

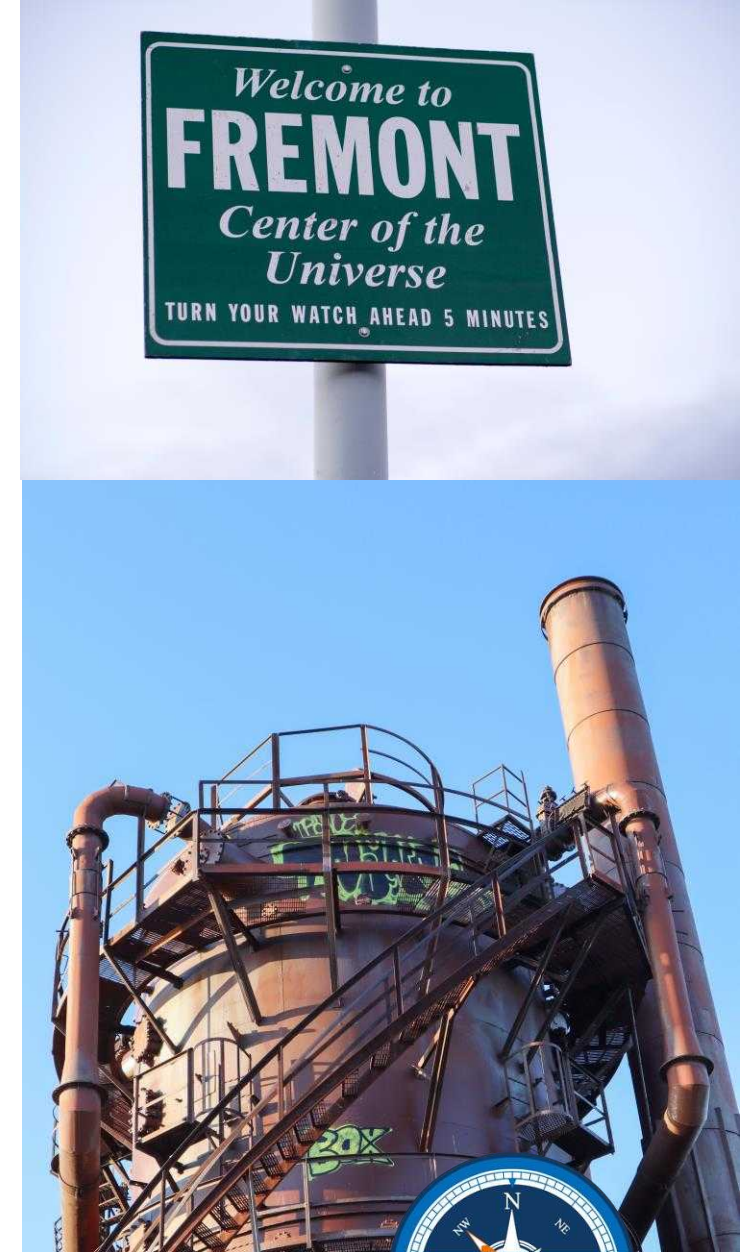
3644 GREENWOOD AVE N | 4

LR3 is a residential zoning that allows multifamily development up to five stories

The most common building types in Seattle's Low-Rise 3 (LR3) zones include:

1. Townhouses: These are attached housing units sharing common walls, typically spanning from ground to roof.
2. Rowhouses: Similar to townhouses but designed to face the street directly, rowhouses are attached side-by-side and occupy the space from the ground to the roof without stacking units.
3. Apartments: These multifamily buildings often feature stacked units, making them suitable for higher-density housing. Apartments in LR3 zones can range from small-scale buildings to larger complexes, depending on lot size and development standards.
4. Small Efficiency Dwelling Units (SEDUs): Compact apartments designed for efficiency, offering an affordable option for renters in urban areas

LR3 zones are designed to accommodate residential growth, particularly within existing moderate-scale multifamily neighborhoods and in areas with good transit access.



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