

# FOR SALE

**5614 RAINIER AVE S**

5614 Rainier Ave S Seattle, WA 98118



Sale Price

**\$775,000**

## OFFERING SUMMARY

Lot Size: 0.069 AC

Building Size: 2,592 SF

Parcel Number: 3330500955

Zoning: NC2P-55(M)

## PROPERTY OVERVIEW

5614 Rainier Ave S offers a prime development opportunity in the heart of Hillman City, just south of Columbia City in South Seattle. Zoned NC2P-55(M), the site supports mixed-use projects up to 55 feet—perfect for street-level retail with housing or office space above.

The existing 2,592 SF structure is in poor condition, but the property features strong visibility along a high-traffic stretch of Rainier Ave, with three rear parking spaces and nearby transit access.

The seller has previously drafted plans and secured permits for a mixed-use building with ground-floor commercial and studio apartments above—available with a signed LOI. Ideal for housing, creative office, or neighborhood retail in one of Seattle's most active growth corridors.

**Josh Strok**  
(425) 949-6897  
joshdstrok@gmail.com



**COLDWELL BANKER  
COMMERCIAL**  
DANFORTH

# FOR SALE

5614 RAINIER AVE S

5614 Rainier Ave S Seattle, WA 98118



**Josh Strok**  
(425) 949-6897  
joshdstrok@gmail.com



**COLDWELL BANKER  
COMMERCIAL**  
DANFORTH

# FOR SALE

5614 RAINIER AVE S

5614 Rainier Ave S Seattle, WA 98118



**Josh Strok**  
(425) 949-6897  
joshdstrok@gmail.com



**COLDWELL BANKER**  
**COMMERCIAL**  
DANFORTH