SPERRY

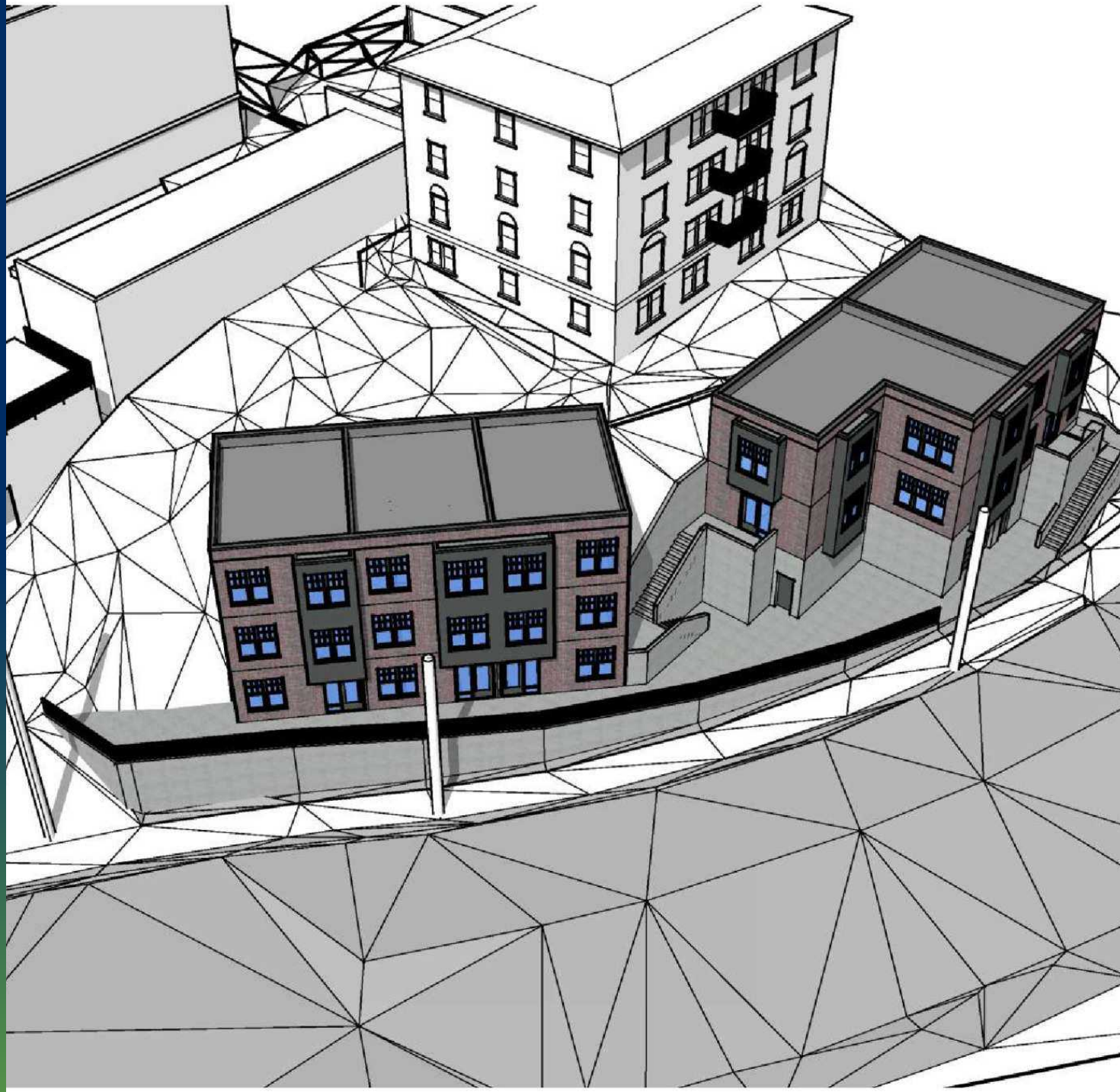
CAPSTONE COMMERCIAL

19XX

5TH AVE NORTH
SEATTLE, WA 98109

QUEEN ANNE TOWNHOUSE DEVELOPMENT SITE

Offering Memorandum





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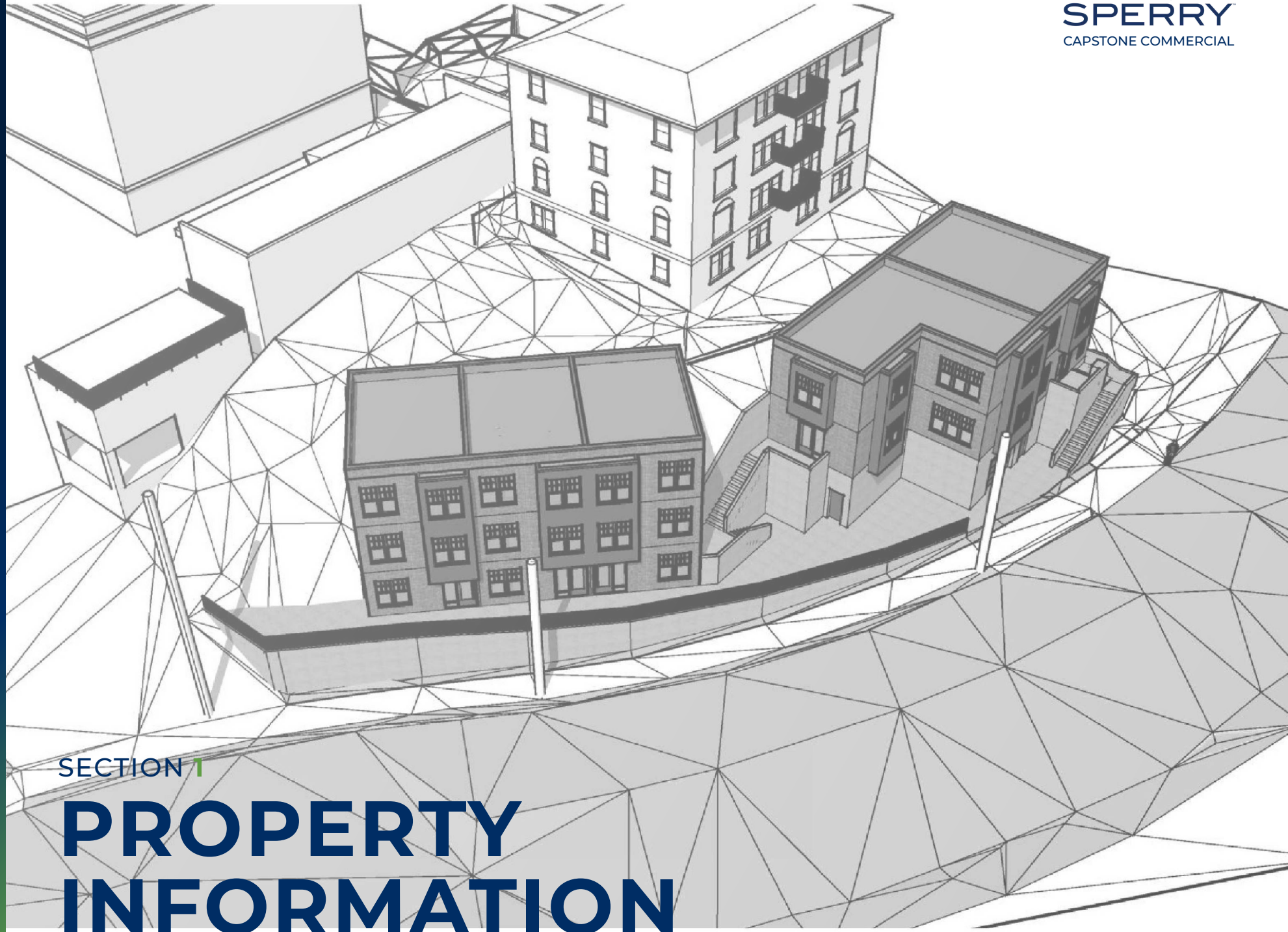

SECTION 1

PROPERTY INFORMATION

Property Summary

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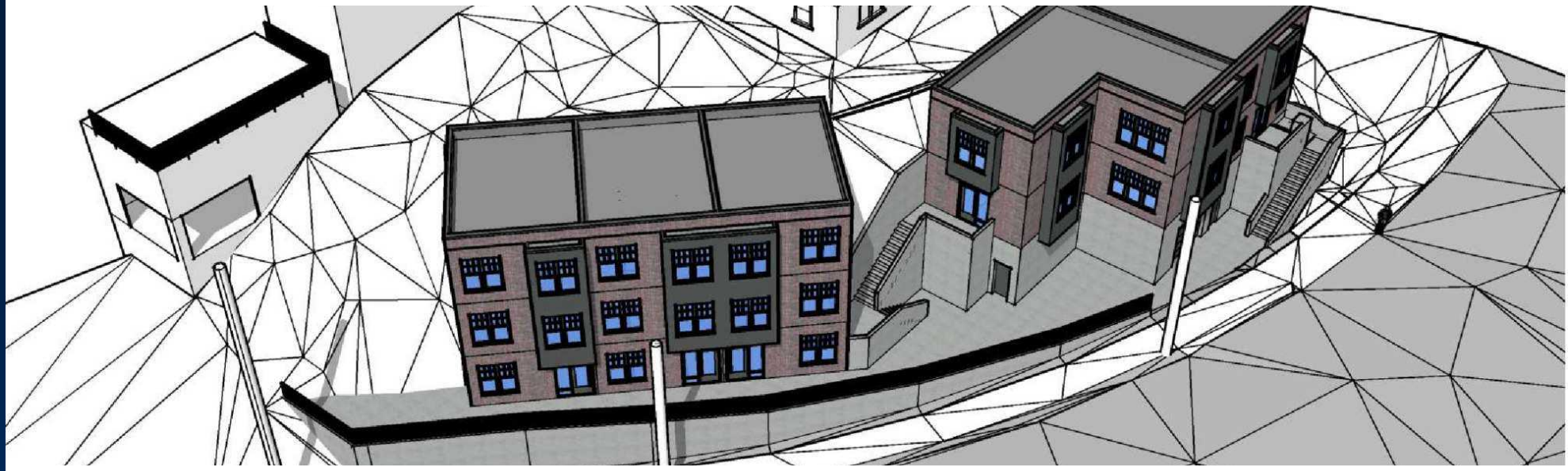

PROPERTY DESCRIPTION

This sale is subject to a short plat, and the new lot size will encompass 8,489 square feet, offering a substantial canvas for development. Existing drawings for five (5) townhouse units provide a clear vision for the potential of this site, making it an appealing prospect for investors seeking to capitalize on the demand for high-quality townhouse developments in the Seattle area.

PROPERTY HIGHLIGHTS

- Zoned LR3(M)
- New 8489 square foot lot (Subject to Short Plat)
- Prime Queen Anne Location
- Drawings for five (5) townhouse units

OFFERING SUMMARY

Sale Price:	$1,100,000
Zoning:	LR3(M)
Lot Size:	8,489 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,995	9,456	31,004
Total Population	5,183	15,983	52,042
Average HH Income	$159,431	$178,396	$187,240

SPERRY - CAPSTONE COMMERCIAL | 303 5TH AVENUE SOUTH, SUITE #209 | EDMONDS, WA 98020

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Property Description

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PROPERTY DESCRIPTION

This sale is subject to a short plat, and the new lot size will encompass 8,489 square feet, offering a substantial canvas for development. Existing drawings for five (5) townhouse units provide a clear vision for the potential of this site, making it an appealing prospect for investors seeking to capitalize on the demand for high-quality townhouse developments in the Seattle area.

LOCATION DESCRIPTION

Nestled in the heart of Seattle, the location surrounding this property presents an exciting opportunity for potential investors in the townhouse market. With convenient access to the vibrant South Lake Union neighborhood, residents will enjoy proximity to innovative tech companies, trendy eateries, and a thriving arts community. The area's dynamic urban environment and accessibility to public transportation make it an attractive prospect for those looking to invest in Seattle's bustling real estate market.

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Additional Photos

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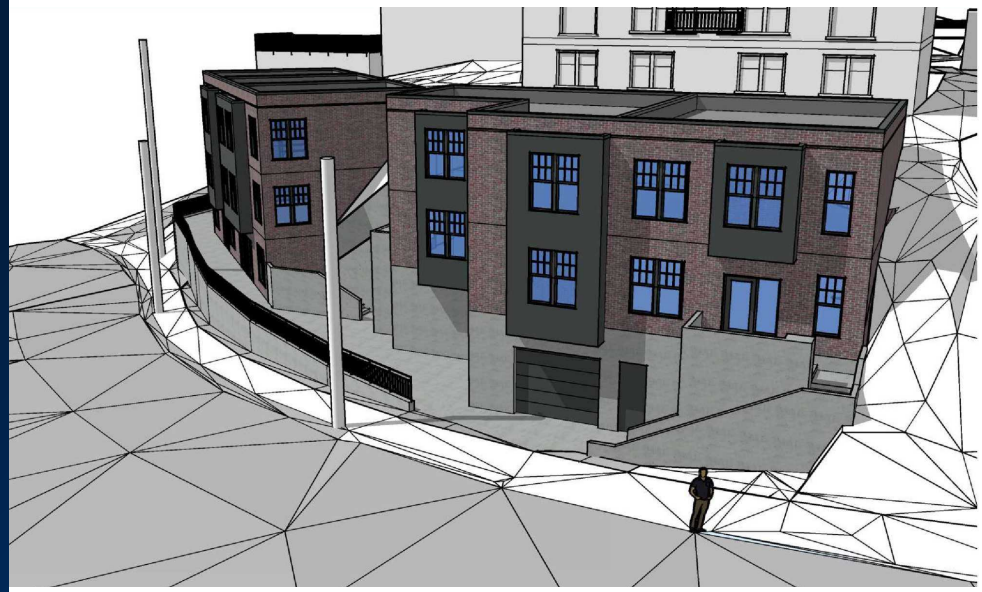

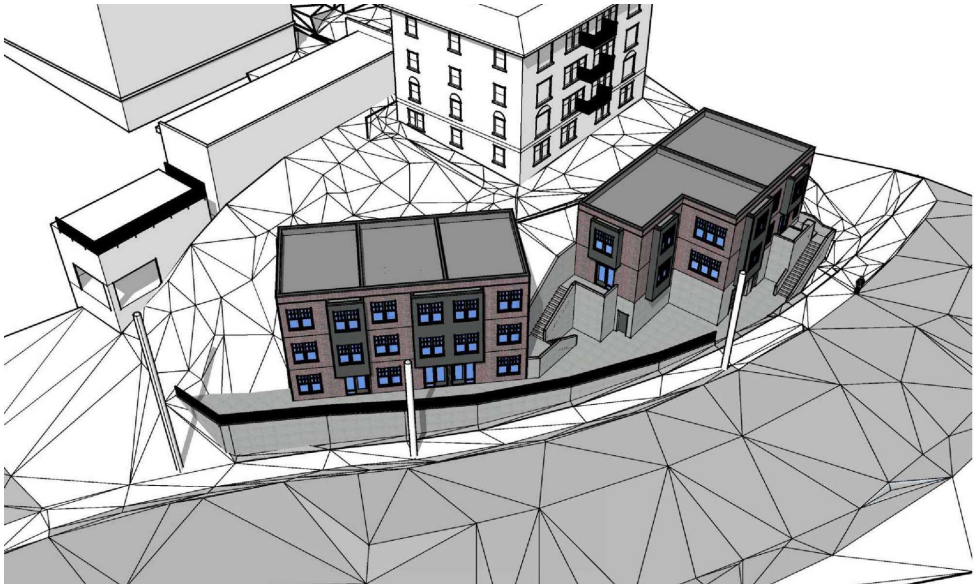

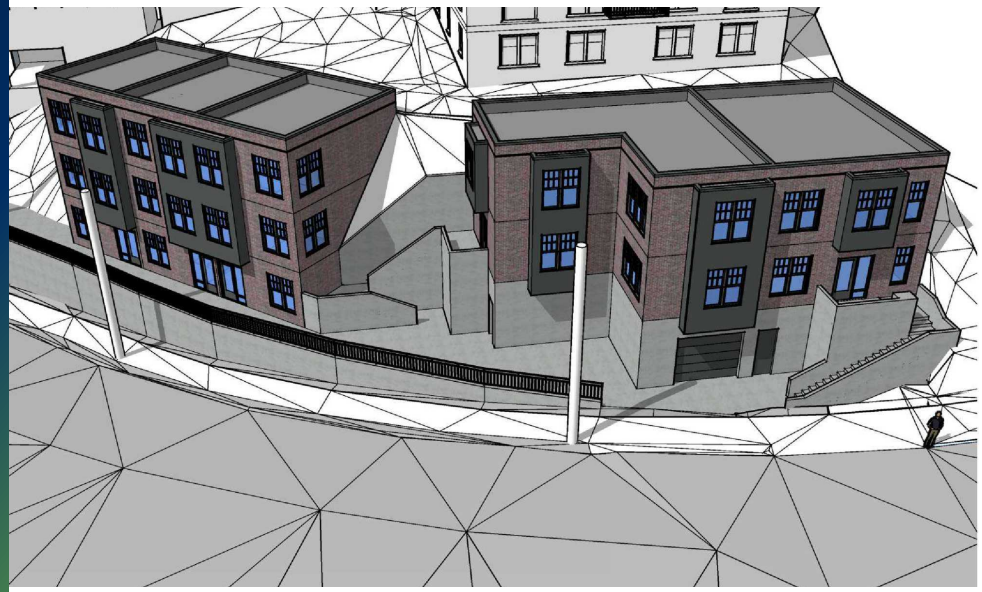

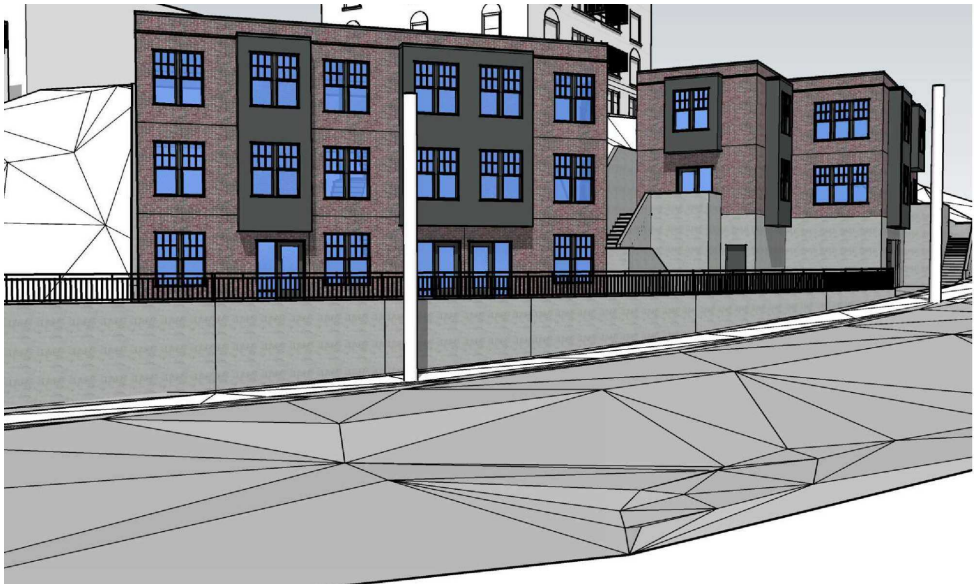

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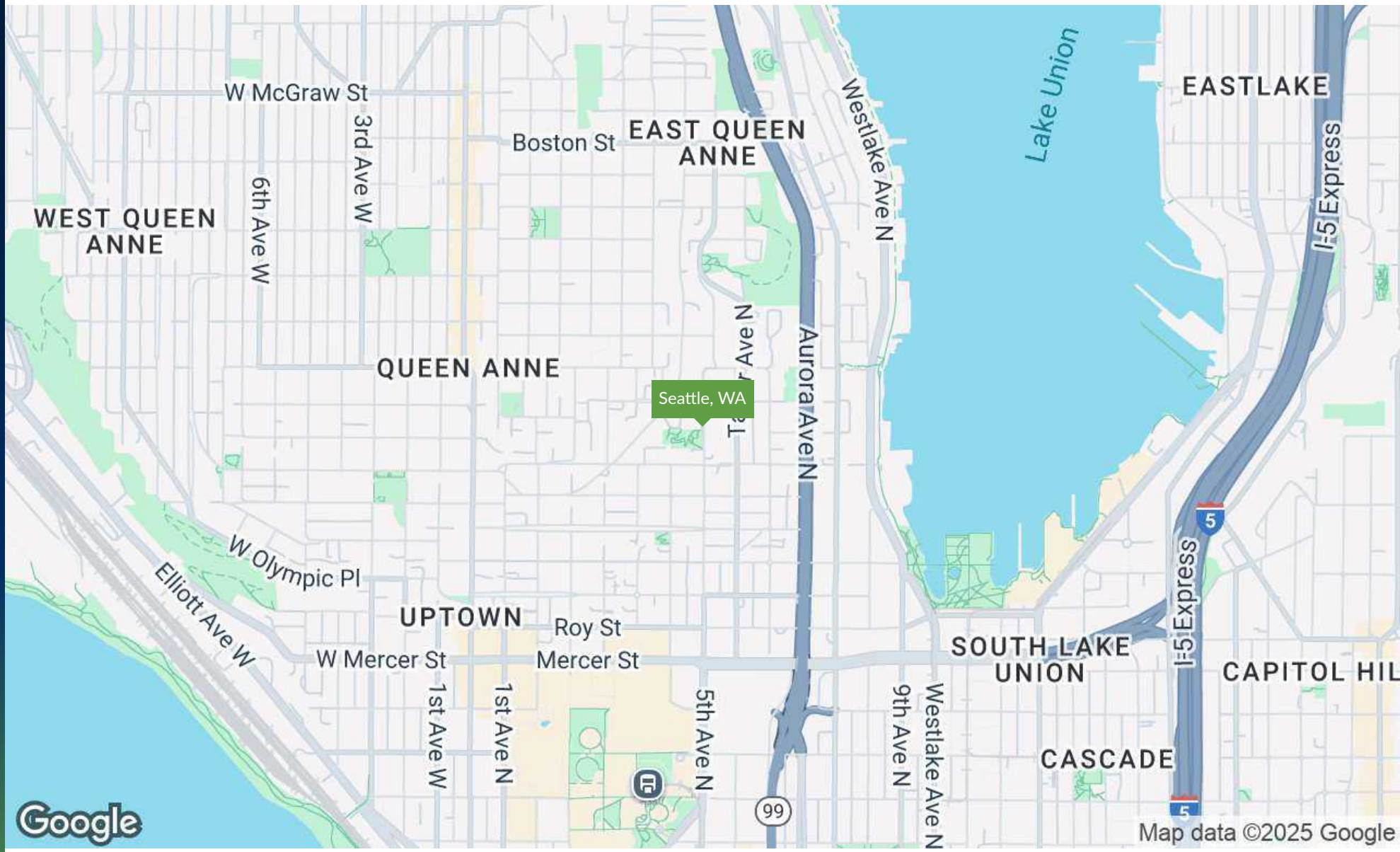
SECTION 2

LOCATION INFORMATION

Regional Map



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Location Map

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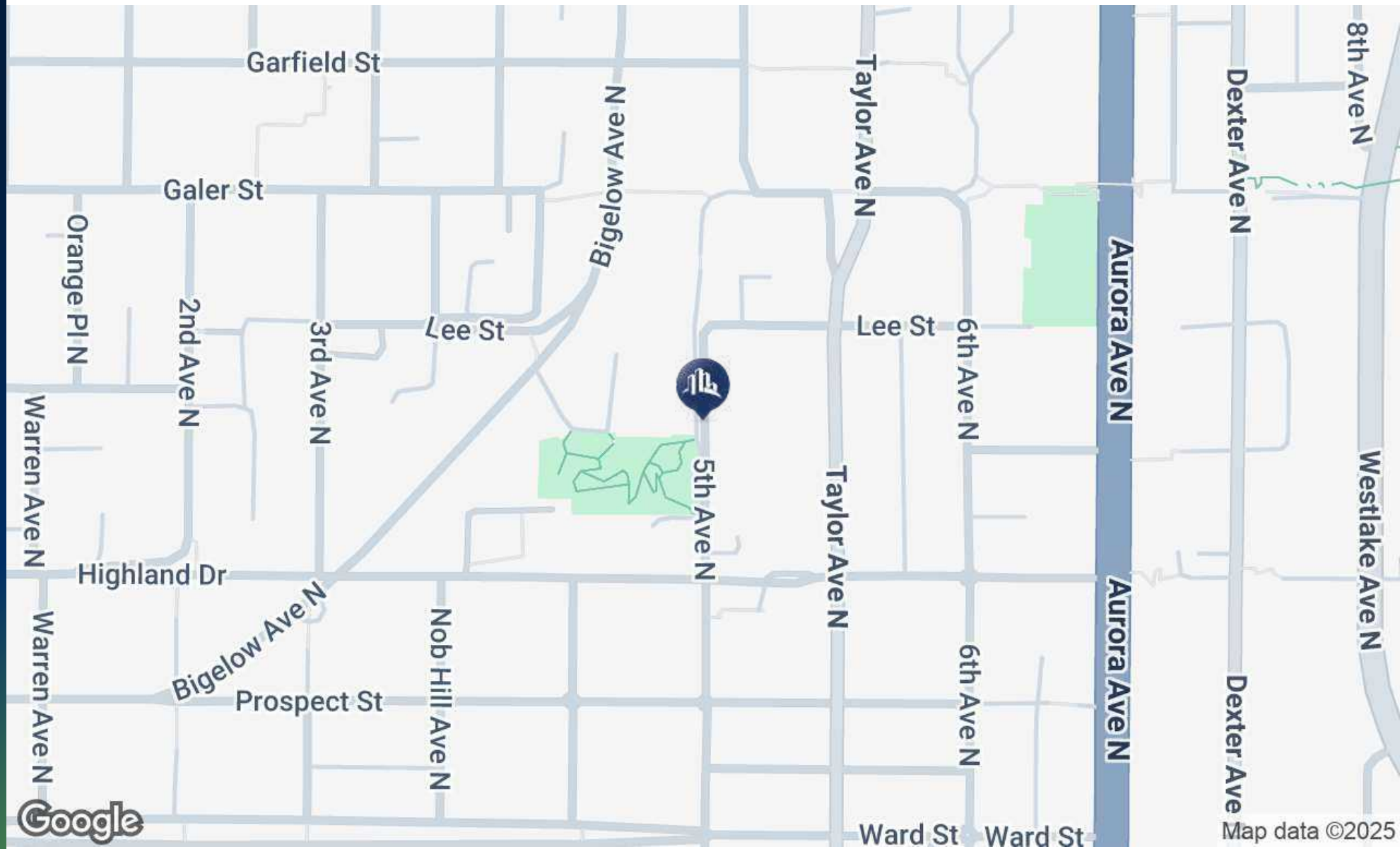

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Aerial Map

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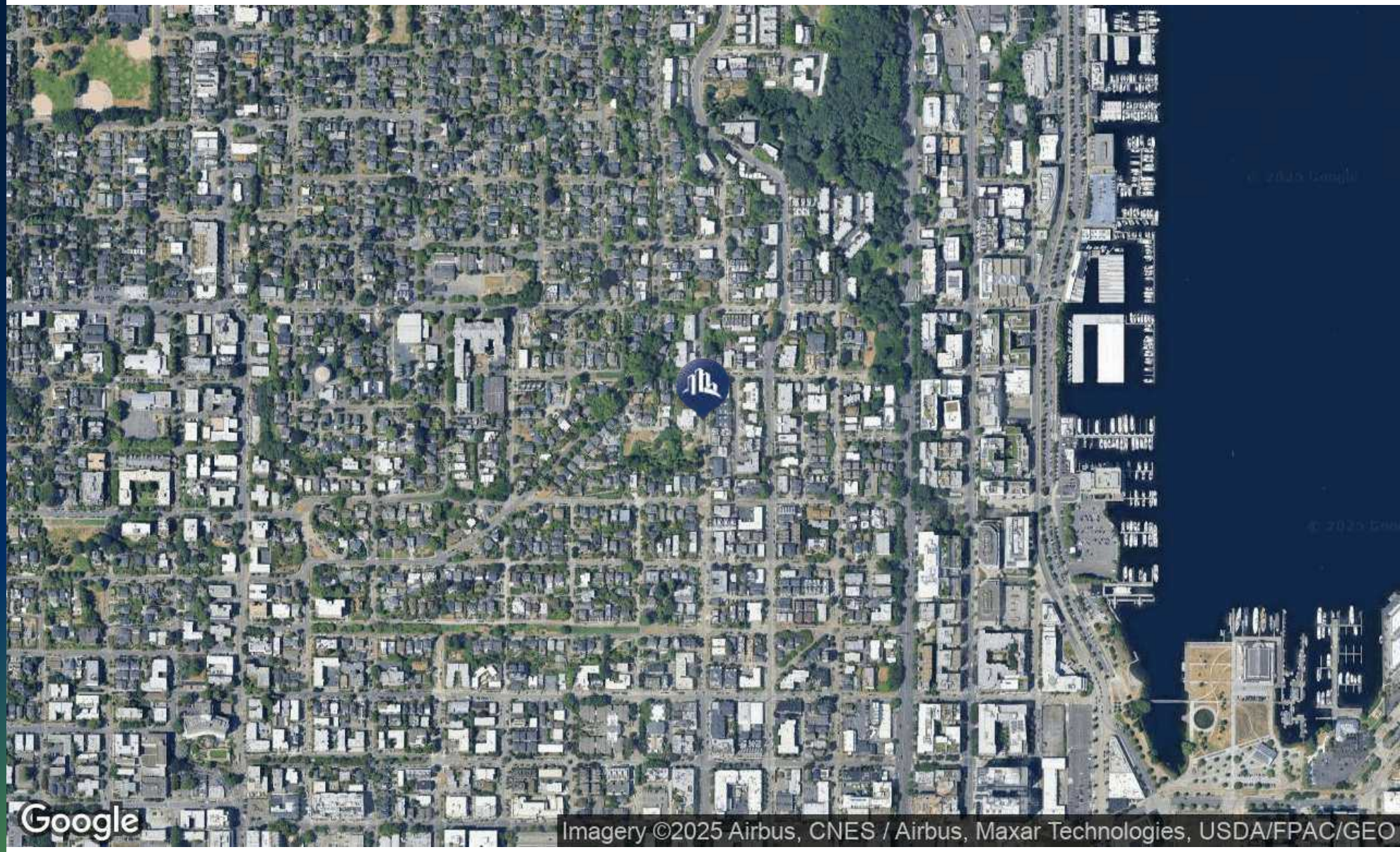

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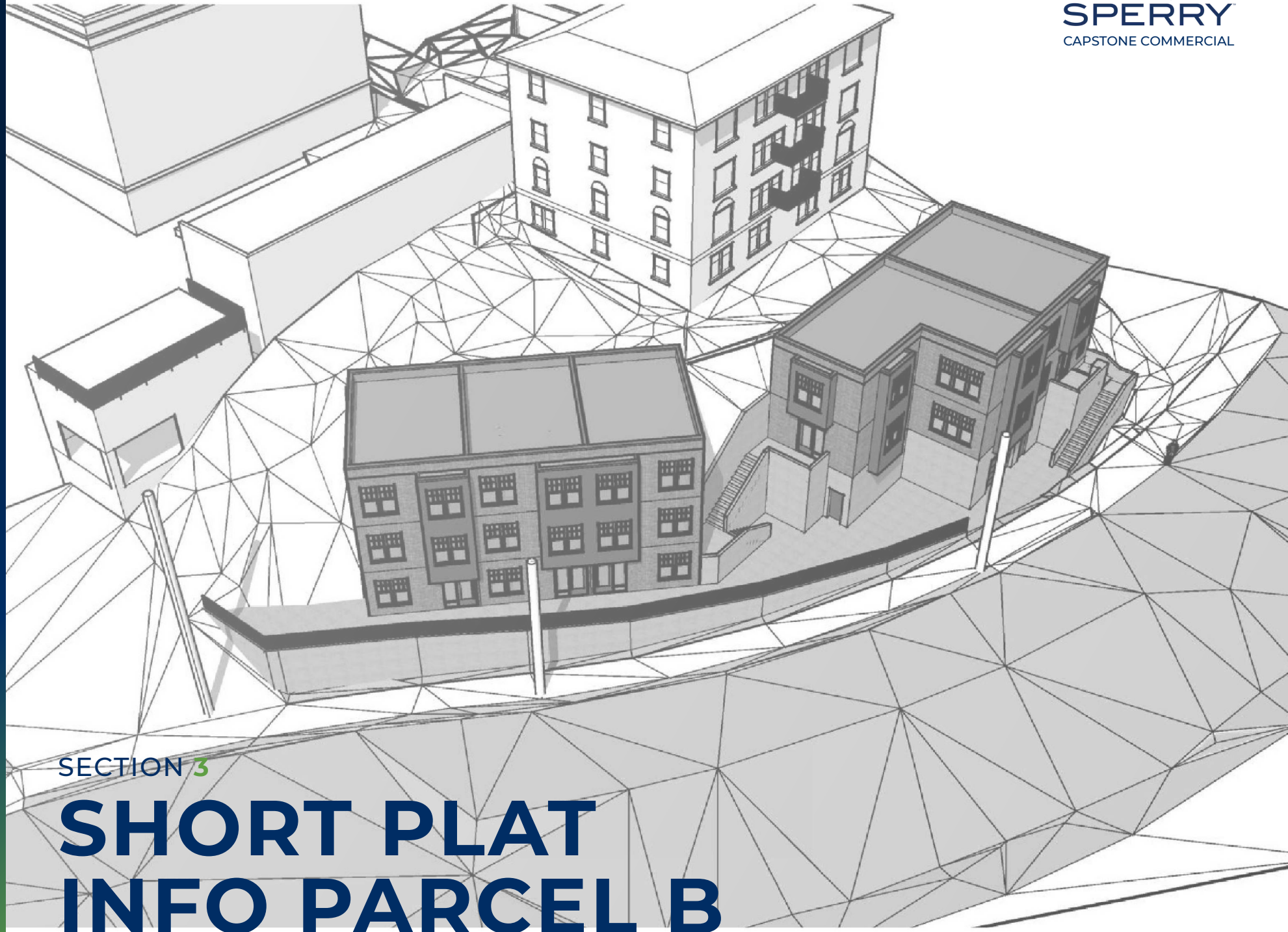
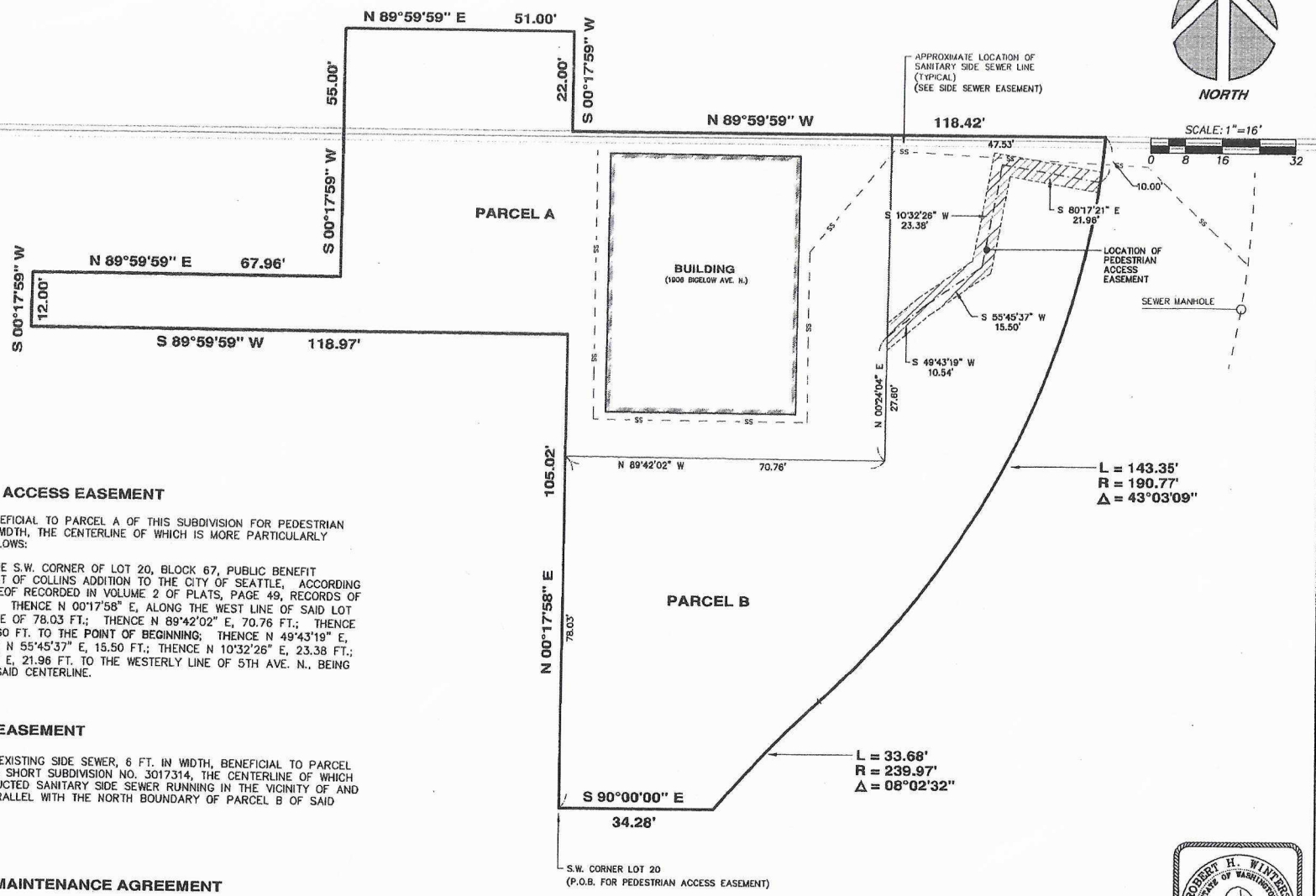


SECTION 3

SHORT PLAT INFO PARCEL B

SHORT SUBDIVISION NO. 3017314



PEDESTRIAN ACCESS EASEMENT

AN EASEMENT, BENEFICIAL TO PARCEL A OF THIS SUBDIVISION FOR PEDESTRIAN ACCESS, 5 FT. IN WIDTH, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCIRBED AS FOLLOWS:

COMMENCING AT THE S.W. CORNER OF LOT 20, BLOCK 67, PUBLIC BENEFIT SUPPLEMENTAL PLAT OF COLLINS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 49, RECORDS OF KING COUNTY, WA.; THENCE N 00°17'58" E, ALONG THE WEST LINE OF SAID LOT 20, FOR A DISTANCE OF 78.03 FT.; THENCE N 89°42'02" E, 70.76 FT.; THENCE N 00°24'04" E, 27.60 FT. TO THE **POINT OF BEGINNING**; THENCE N 49°43'19" E, 10.54 FT.; THENCE N 55°45'37" E, 15.50 FT.; THENCE N 10°32'26" E, 23.38 FT.; THENCE S 89°17'21" E, 21.96 FT. TO THE WESTERLY LINE OF 5TH AVE. N., BEING THE TERMINUS OF SAID CENTERLINE.

SIDE SEWER EASEMENT

AN EASEMENT FOR EXISTING SIDE SEWER, 6 FT. IN WIDTH, BENEFICIAL TO PARCEL A, CITY OF SEATTLE SHORT SUBDIVISION NO. 3017314, THE CENTERLINE OF WHICH IS THE AS-CONSTRUCTED SANITARY SIDE SEWER RUNNING IN THE VICINITY OF AND APPROXIMATELY PARALLEL WITH THE NORTH BOUNDARY OF PARCEL B OF SAID SHORT SUBDIVISION.

SIDE SEWER MAINTENANCE AGREEMENT

SAID EASEMENTS OF THIS SHORT PLAT TO BE EQUALLY MAINTAINED, REPAIRED, AND/OR REBUILT BY THE OWNERS OF THE PARCELS HAVING LEGAL ACCESS AND UTILITY SERVICE THEREFROM AND THEIR HEIRS, ASSIGNS AND SUCCESSORS.

INDIVIDUAL UTILITY SERVICE LINES, INCLUDING STORM AND SANITARY SIDE SEWER LINES, ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE UNIT OR PARCEL THE INDIVIDUAL SERVICE LINE SERVES. UTILITY SERVICE LINES WHICH SERVICE MORE THAN ONE UNIT OR PARCEL SHALL BE EQUALLY MAINTAINED, REPAIRED, AND/OR REBUILT BY THE OWNERS OF THE UNITS OR PARCELS SERVICED.

THIS MAINTENANCE AGREEMENT COVERS NORMAL USAGE, WEAR AND TEAR, AND LIFE EXPECTANCY OF MATERIALS. ANY DAMAGE INCURRED BY AN INDIVIDUAL OWNER SHALL BE REPAIRED AND/OR RESTORED TO PRE DAMAGED CONDITION WITHIN 30 DAYS. THE OWNER WHICH INCURRED THE DAMAGE SHALL BE SOLELY RESPONSIBLE FOR THE COST OF REPAIR OR REPLACEMENT OF THE MATERIALS. IN NO EVENT SHALL ACCESS OR UTILITY SERVICE BE DENIED OTHER PROPERTY OWNERS OF SAID EASEMENTS FOR MORE THAN 24 HOURS

EASEMENT DETAILS

ROBERT H. WINTERS
STATE OF WASHINGTON
16104
REGISTERED
PROFESSIONAL LAND SURVEYOR

DATE: _____

CHADWICK WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE 206.297.0996
FAX 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:
NE 1/4, SW 1/4, SEC. 19, T. 25 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON
FOR: 1906 BIGELOW AVENUE NORTH, LLC.

12-4366Y.DWG

DRAWN BY: SAL	DATE: 02-18-14	PROJECT #: 12-4366
CHK. BY: RHW	SCALE: 1" = 16'	SHEET: 5 OF 6

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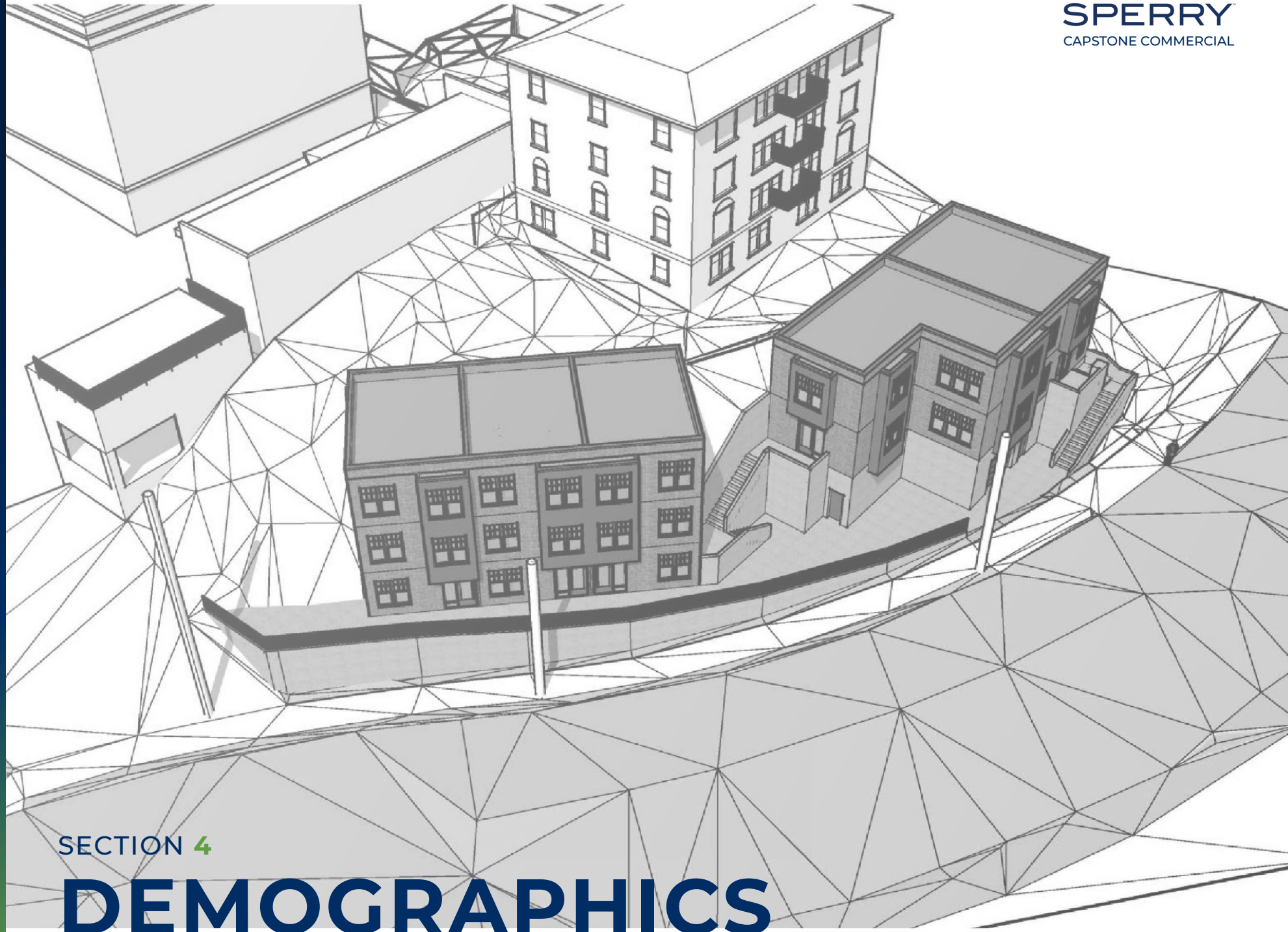

SECTION 4

DEMOGRAPHICS

Demographics Map & Report

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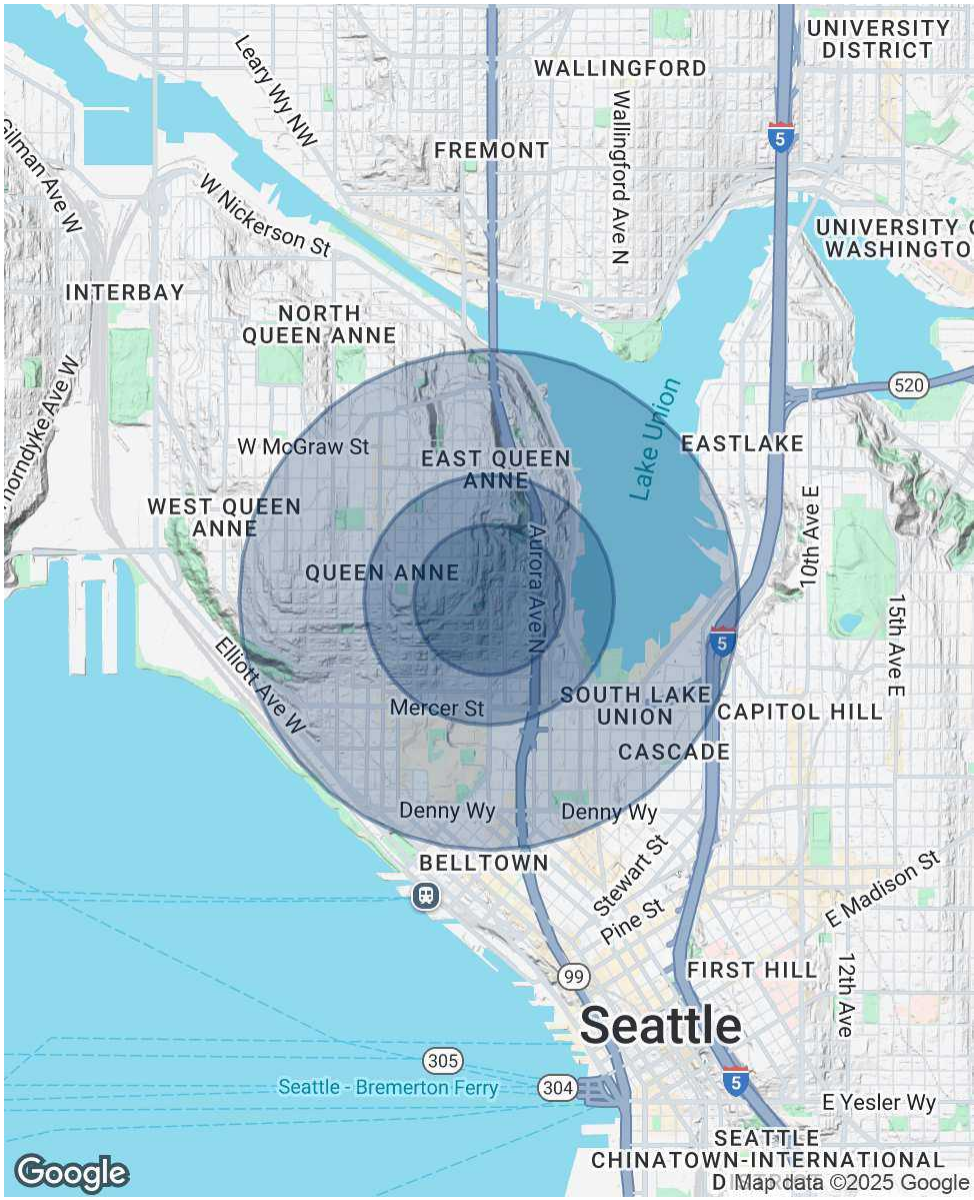
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,183	15,983	52,042
Average Age	39	38	38
Average Age (Male)	38	37	38
Average Age (Female)	40	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,995	9,456	31,004
# of Persons per HH	1.7	1.7	1.7
Average HH Income	$159,431	$178,396	$187,240
Average House Value	$1,216,224	$1,131,990	$1,125,614

Demographics data derived from AlphaMap



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