



# Crown Hill Development Site

NW 85th Street and Dibble Avenue NW, Seattle, WA 98117

## Offering Memorandum

- 11,250-Square Feet | NC1-55 (M)



## Crown Hill Development Site

West Coast Commercial Realty (“WCCR”) is pleased to present the Crown Hill Development Site, a 11,250 (potentially 15,000)-square-foot development site ideally situated in the heart of the Crown Hill neighborhood north of Ballard. Located at the intersection of NW 85th Street and Dibble Ave NW, the site is currently a 2 residential and 1 commercial property with NC1-55 (M) zoning, which allows for a variety of uses, including townhouses or apartment units. Located just north of Ballard and east of Greenwood, the neighborhood has a brand new Metropolitan Market grocery, Piper Village, restaurants, pubs, and more – all within a short walking distance.





# Opportunity Highlights

## Pricing:

- Purchase Price: \$2,200,000 (three parcel site only, addresses below)
- Price per Lot SF: \$195

## Property Overview:

- Parcel Address: 852 NW 85TH ST 98117, 850 NW 85TH ST 98117, 8509 DIBBLE AVE NW-Seattle, WA 98117
- Parcel Numbers: 781870-0255, 781870-0250, 781870-0240
- Size: 11,250 Square Feet (potential to make it 15,000 SF with neighboring property, highlighted in yellow)
- Zoning: NC1-55 (M)
- Uses: Apartments and/or Townhouses



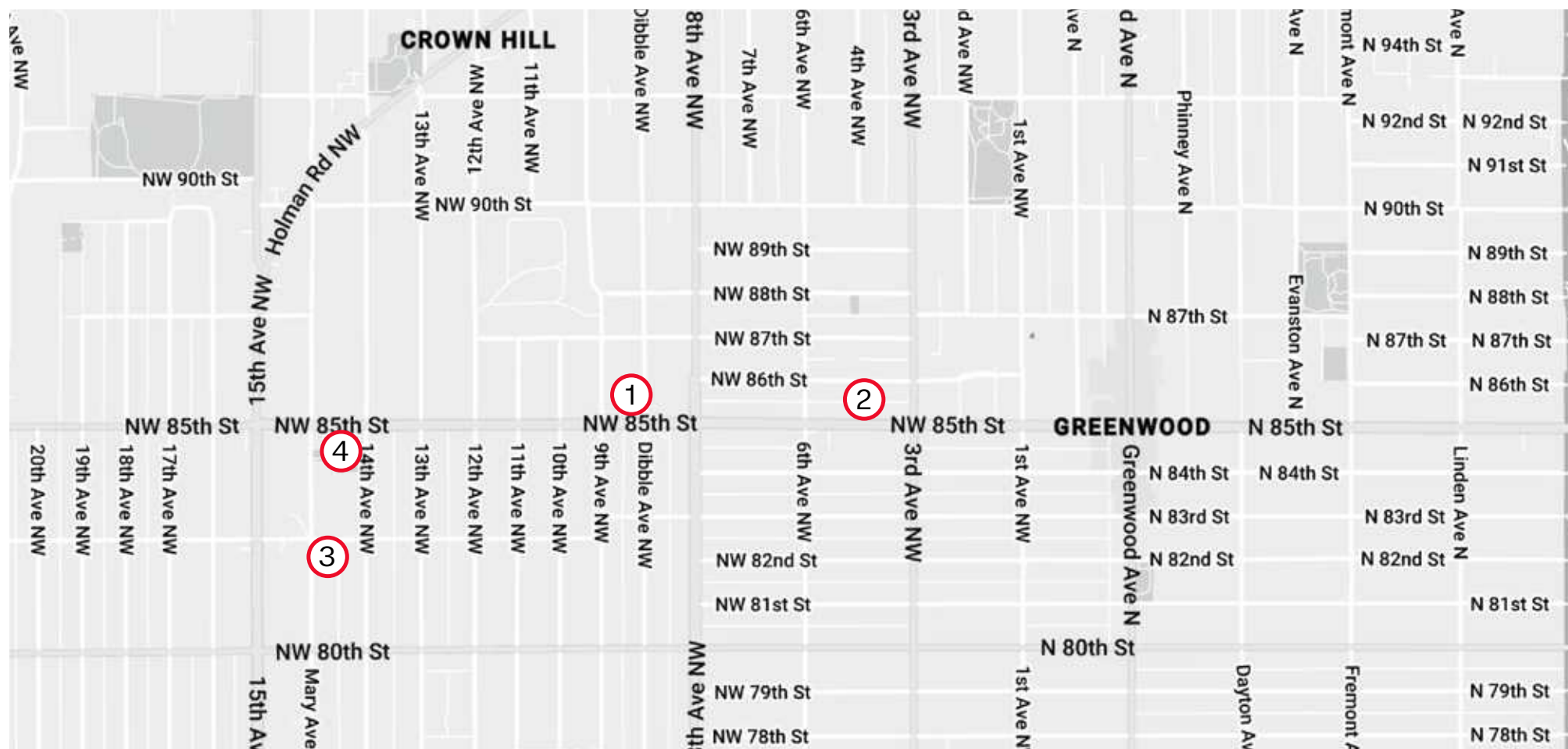


# Area Map





## Sale Comparables



# PROPERTY	SALE PRICE	LAND SF	PRICE/LAND SF	ZONING	SALE DATE
1. Subject Property	\$2,200,000	11,250 SF	\$195	NC1-55 (M)	TBD
2. 330 85th St Seattle, WA 98117	\$3,500,000	9,293 SF	\$199	NC2-40	9/7/2022
3. 8045 & 8048 Mary Ave NW Seattle, WA 98117	\$2,500,000	12,600 SF	\$198	LR2 (M1)	7/29/2022
4. 1407 NW 85th St Seattle, WA 98117	(under contract-Asking Price) \$3,500,000	17,920 SF	\$195	NC2P-75 (M1)	TBD

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Seattle, WA 98117

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DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC



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