Columbia City Development Site

4712 - 35th Ave S | Seattle, WA 98118

FOR SALE
0.45 Acres

NEWMARK

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The Offering

Newmark is pleased to present the property located at 4712 35th Ave S in Seattle for purchase. The property is comprised of a 12,952 SF building which was previously occupied by the owner and will be sold vacant. The parcel totals 19,800 SF (0.45 Acres) and is offered as a development opportunity with LR2 (M) zoning.

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Property Details

Central Columbia City location just one block from Rainier Avenue S and S Edmunds Street

Walking distance to Rainier Playfields, Rainier Community Center, PCC Community Market, and downtown Columbia City restaurants and retail

Parcel size of 19,800 SF (0.45 Acres) and zoned LR2 (M)

5 minute walk to the Columbia City Light Rail Station, offering a convenient commute to the downtown core or SeaTac Airport

Parcel	170340-0381
Total Building SF	12, 952 SF
Lot Size	19,800 SF
Year Built	1970
Zoning	LR2 (M)
Tenancy	Single

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DRIVE TIMES FROM PROPERTY	
Columbia City Lightrail	2 min / 0.3 miles
Downtown Seattle	20 min / 4.9 miles
SeaTac Airport	25 min / 11.2 miles
Downtown Bellevue	30 min / 11.9 miles

Light Rail

Columbia City Light Rail Station

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For more information contact:

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