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# 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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Light Rail



Columbia City Light Rail Station

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*For more information contact:*

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