FOR SALE

STRATEGIC SOUTH PARK DEVELOPMENT SITE

Attractive Zoning – Almost All Residential & Commercial Uses Allowed

South Seattle, Washington



ONE EXISTING RENTAL HOUSE + 3 VACANT LOTS



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Short Drive to Georgetown, SODO & Downtown Seattle

Location:	**1445 S. Cloverdale St., Seattle, WA 98108 + 3 Adjacent Vacant Lots**
Lot Area:	**15,182 Square Feet (6,182 SF + 3,000 SF + 3,000 SF + 3,000 SF)**
Bldg. Size:	**2,640 SF (Single Family Residence – To Be Scraped)**
Year Built:	**1900 (Interim Income Until Development - $500/mo.)**
Zoning:	**C1-55 (M) Over 47 Outright Permitted Uses by City of Seattle**
Tax Parcels:	**788410-0580; 788410-0585; 788410-0586; 788360-8864**
Sales Price:	**$1,995,000 (Prefers Cashout)**

Residential

Apartments

Condominiums

Townhomes

Live/Work Units

FAR of 3.75

Max Height 55'

Commercial

Restaurants/Bars

Lodging Accommodations

Medical Services

General Offices

Indoor Sports/Recreation

Marine Services

Dry Boat Storage

Automotive Services

Religious Facilities

Schools

Child Care

Mini-Warehouses

Towing Services

and Much More



Architectural plans exist for 8 townhomes (1,783 SF each) on just 2 of the 5 building lots



Sweeping territorial & water views over the South Park Marina & Duwamish River







Existing rental provides interim income until development