

1409 NE 80th Street

& 7848 14th Avenue NE, Seattle, WA 98115

FOR SALE

COMMERCIAL BUILDING AND HOUSE

ZONED C1-55'

BEST NORTH SEATTLE NEIGHBORHOODS: RAVENNA & MAPLE LEAF



Call for Offers Due
Friday, May 3, 2019

List Prices:

- » \$2,450,000 for both
- » \$1,850,000 for 1409 NE 80th St

NAI Puget Sound
Properties

Exclusively marketed by:

Kurt Sorensen

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Where Ravenna meets Maple Leaf, Seattle's most desirable neighborhoods. When do you find 10,00 SF of land this close in?



1409 NE 80th St & 7848 14th Ave NE Seattle, WA 98115

COMMERCIAL BUILDING AND HOUSE

NAI Puget Sound Properties is proud to present the sale of such a hard to find, close in seattle property—a commercial building and house consisting of almost 10,000 square feet of commercially zoned land with a 55 foot height allowance (C1-55’ similar to NC-55’).

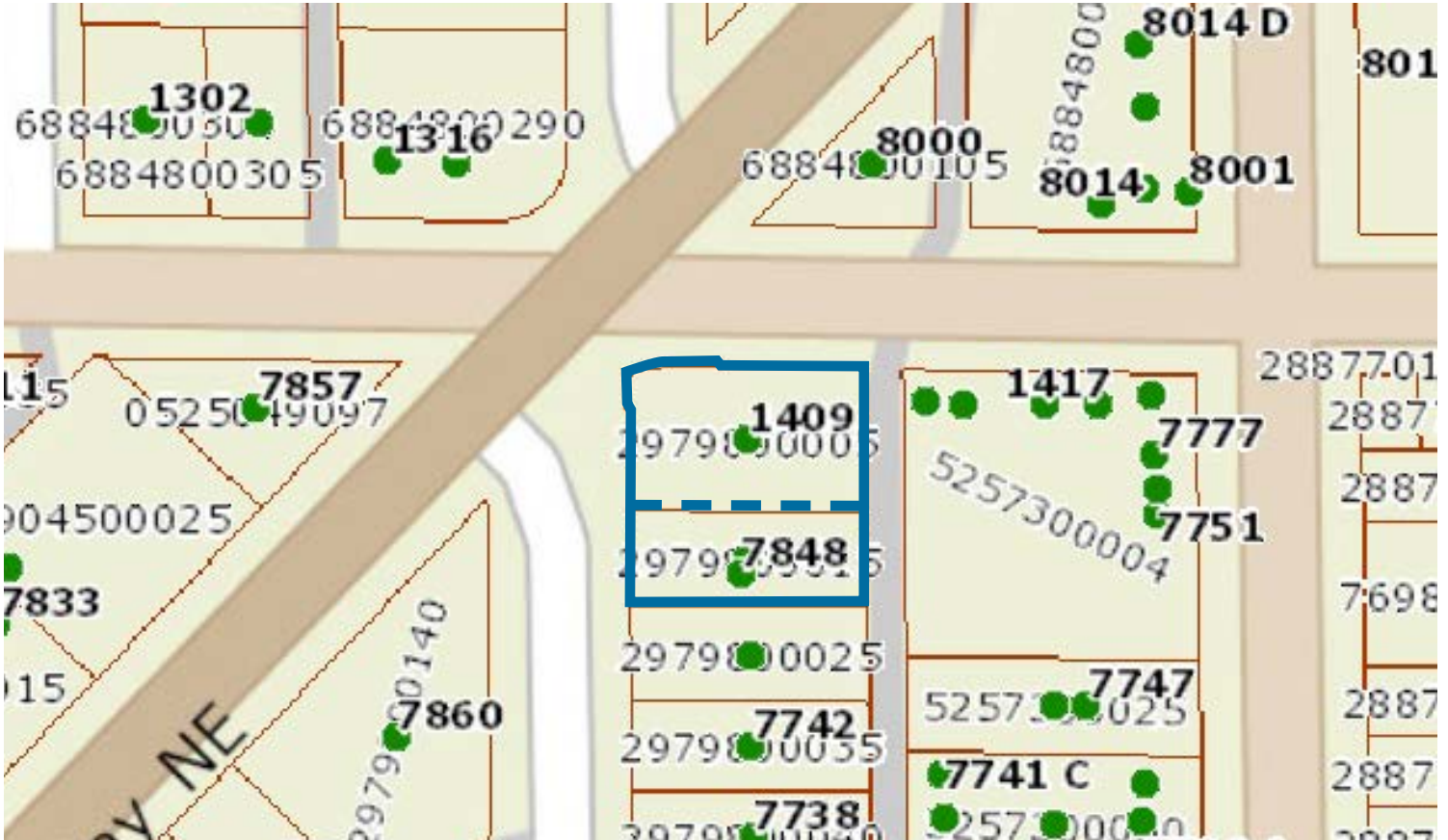
This property is close to everything: shopping, restaurants, coffeehouses, parks, schools, and transit. It’s located in one of the most expensive residential neighborhoods in Seattle, where a bungalow can cost a million dollars.

Strictly Mercedes closed its doors on April 1 and the properties are for sale. The seller owns both the commercial building and the house. We believe we have priced the property fairly and expect it to sell quickly. The building is available to show anytime. The house is rented.

- New zoning (C1-55’) allows for 5 stories
- C1-55’ allows for many commercial and multifamily uses
- High visibility commercial building (1409 NE 80th Street) and house (7848 14th Avenue NE)
- Owner-user, investor, or developer
- Rare and affordable city property
- **Initial offers due: Friday, May 3, 2019**
- **List Price: \$1,850,000 for 1409 NE 80th Street or \$2,450,000 for both properties**

1409 NE 80th St	7848 14th Ave NE	Both
Land: 5,998 SF Building: 3,885 SF*	Land: 3,996 Building: 1,740 SF	Land: 9,996 SF Building: 4,625 SF

*KCR does not including extensions to building



Environmental

According to the environmental report, this property has been used as an auto repair and related uses since the 1970's. Prior to that it was a union 76 station (Time Oil). In 1990, the underground tanks were removed and the property was studied. Contaminated soil was removed, according to the Department of Ecology and GeoEngineers. The reports are available.

Potential Uses

Of course there is the obvious auto facility, a rental house, or a large scale multifamily apartment building over retail shops. There are many other potential uses, such as an animal hospital or a coffee company. There are strong, dense, high income demographics and a lot of visibility.



Disclaimer: This is not an actual building. Rendering shows a five story building on corner lot. Four stories over trail similar to allowance of C1-55' Seattle Zoning.

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