

# 16.7 ACRES - PRIME COMMERCIAL PROPERTY



(Orange dashes are 2 ft topographic boundaries)

## **DELPHI REAL ESTATE**

COMMERCIAL • INDUSTRIAL • INVESTMENT PROPERTIES

4311 NE 123<sup>RD</sup> STREET, SEATTLE, WASHINGTON 98125 206.403.3144

INFO@DELPHI-REAL-ESTATE.COM WWW.DELPHI-REAL-ESTATE.COM

*Information furnished is from sources deemed reliable but not guaranteed by us and is subject to change in price, corrections, errors, omissions, prior sales or withdrawal without notice. If interested in the property herein, you should independently verify the accuracy of all information provided.*

### Features

- Incomparable large commercial parcel
- Prime location
- High quality surrounding region
- Suitable for Office, Multifamily, Retail, Mixed-Use
- Potentially also buy 162,572sqft of adjacent land (upper-right)

### Description

A rare large commercial tract in a Prime northern Seattle location. Major municipal infrastructure improvements have just been completed in this immediate area, as it is the economic backbone of the region.

Zoning allows virtually any commercial use, with a maximum lot coverage of 95% and height limit of 65'.

No known Environmentally-Critical Area issues, and no known Dept. of Ecology issues.

Some examples of allowed uses:

Office: Class A, Professional, Hospital

Multifamily: Condos, Apartments, Seniors' Housing  
(Although no Townhomes or detached Single-Family)

Retail: Power Center, Lifestyle Center, multiple Big Box

Mixed-Use: Retail/Office, Retail/Multifamily

### Property Information

Offering Price Bid Sale  
Available: Immediately  
Zoning: Commercial – max height 65'  
Site Area: 16.7 ac +-  
Easements: N  
Seismic: Hazard: N  
100 year Flood: N  
Wetland: N

For further information, please contact:

CARL A. COOK [CACOOK@DELPHI-REAL-ESTATE.COM](mailto:CACOOK@DELPHI-REAL-ESTATE.COM)

This property is on Delphi's Restricted List, meaning that a Buyer's Agency Agreement is required. No fee will be due, unless and until closing takes place. We will make every effort to collect the fee from Seller, but any portion not recovered from Seller would be due from Buyer at closing. Confidentiality Agreement also required.

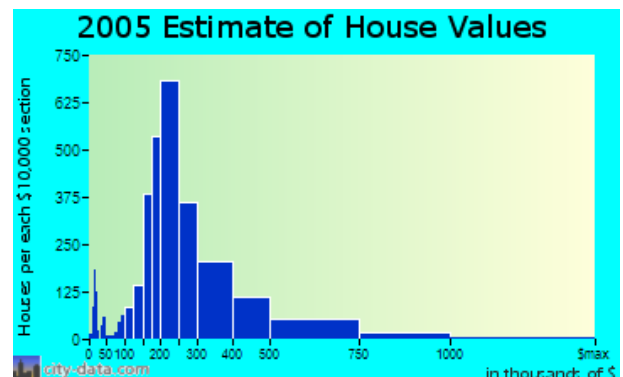
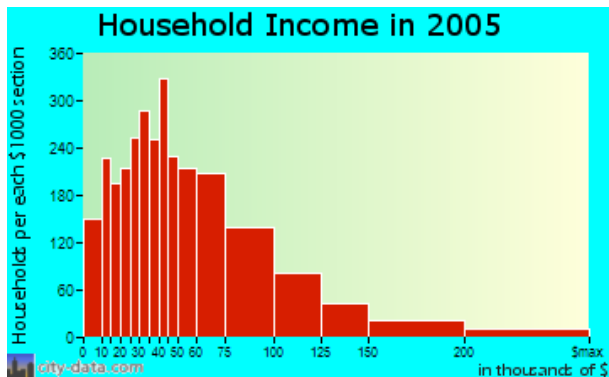
### Recent Area Land Sales

Property	Land Area	Sale Price	Price/sqft	Sale Date	Building Area	Building Age
1	103,036 sqft	\$4,000,000	\$38.82	10/31/06	0	--
2	145,054 sqft	\$3,500,000	\$24.13	09/27/05	12,000 sqft	1974
3	58,125 sqft	\$2,600,000	\$44.73	02/09/05	0	--
4	29,601 sqft	\$1,479,450	\$49.98	08/31/06	12,781 sqft	1950
5	14,647 sqft	\$1,050,000	\$71.69	06/29/07	540 sqft	1981
6	60,376 sqft	\$1,050,000	\$17.39	06/15/05	0	--

Source: Commercial Brokers Association

### Demographics by Region

Land area: 7.0 sq. mi. Water area: 0.1 sq. mi. Estimated population in 2005: 52,315 Houses and condos: 19,734 Renter-occupied apartments: 9,359 Average household size: 2.2 people Washington: 2.5 people	Males: 25,580 (48.2%) Females: 27,445 (51.8%) Median resident age: 39.3 years Washington median age: 35.3 years For population 25 years and over: High school or higher: 90.2% Bachelor's degree or higher: 37.3% Graduate or professional degree: 11.4%	Estimated median household income in 2005: \$56,700 (it was \$51,658 in 2000) Washington: \$49,262  Estimated median house/condo value in 2005: \$299,200 (it was \$205,300 in 2000) Washington: \$227,700
---	---	--



## DELPHI REAL ESTATE

COMMERCIAL • INDUSTRIAL • INVESTMENT PROPERTIES

4311 NE 123<sup>RD</sup> STREET, SEATTLE, WASHINGTON 98125 206.403.3144

INFO@DELPHI-REAL-ESTATE.COM WWW.DELPHI-REAL-ESTATE.COM

Information furnished is from sources deemed reliable but not guaranteed by us and is subject to change in price, corrections, errors, omissions, prior sales or withdrawal without notice. If interested in the property herein, you should independently verify the accuracy of all information provided.