

Greenlake Commercial Site

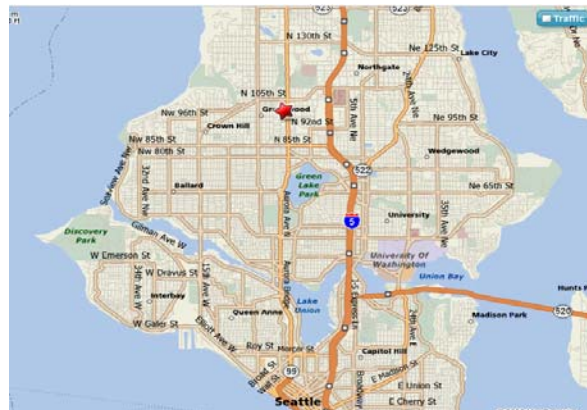
937 North 96th, Seattle, WA 98103

J a m e s T j o a & A s s o c i a t e s

- 16,200 square foot development site, or continue use as auto services business
- Two auto repair buildings on-site at 4,080 sf each, along with ample parking
- C2-65 zoning allows for multitude of uses including office, warehouse, wholesale, manufacturing, and mixed-use
- Zoning provides for a floor area ratio of 4.25 for single use, and 4.75 for mixed use development
- Seller willing to offer extended close while buyer obtains building permits
- Prime Greenlake location near neighborhood businesses, amenities, local parks, and North Seattle Community College
- Offered at \$1,790,000



Current use is auto repair business, but site offers stellar opportunity for development



Convenient location off of Aurora Ave, just north of Greenlake Park

Lease Summary: (tenants perform automotive repair)

	<u>Amount</u>	<u>Term</u>
Tenant 1	\$1500/mo	month-to-month
Tenant 2	\$1500/mo	June 2010
Tenant 3 (owner)	\$3,000/mo	month-to-moth

Electric is billed separately to each tenant, water bill is divided



Information contained herein, including but not limited to square footage, development potential, and zoning deemed reliable but not guaranteed. Purchaser to verify any and all information to their own satisfaction