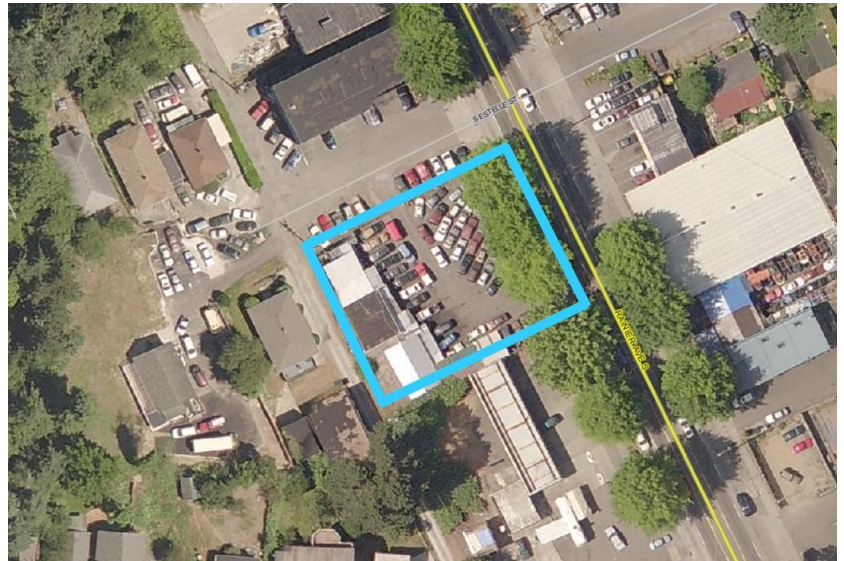


Mt Baker Development Site

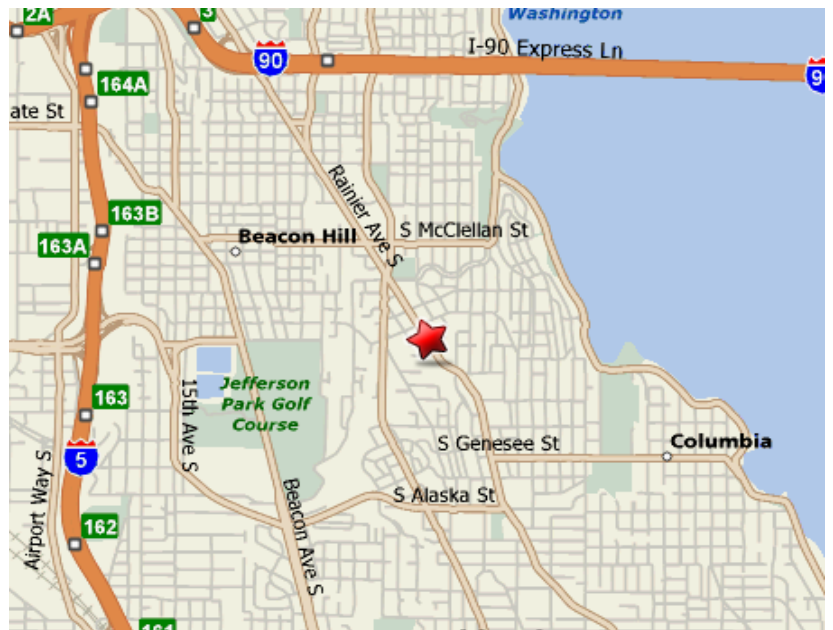
3501-3507 Rainier Ave S

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

- 14,400 square foot corner development site
- C1-65 zoning allows for a multitude of uses including mixed-use, retail, and office
- Floor area ratio (FAR) of 4.25 for residential or commercial use, and 4.75 for mixed use
- Phase I and II, geotech study, architectural drawings, and additional development related materials included in the sale
- Site lies approximately six blocks from the Mt Baker Light Rail station
- Located in desirable Mt Baker neighborhood with easy access to transportation and downtown Seattle
- Property can generate lease income while completing permitting process (currently leased for \$3,000/mo)
- Offered at \$998,000



C1-65 zoning allows for many uses and a height limit of 65 feet



Prime location with high visibility on Rainier Ave South

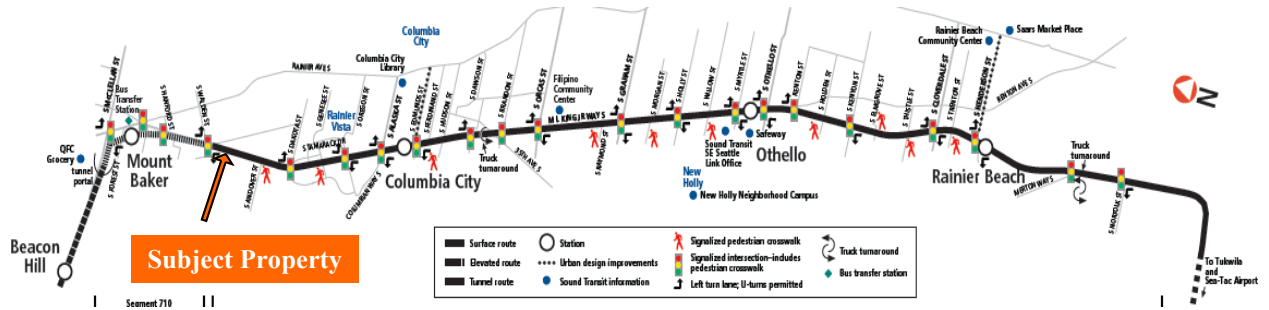
James Tjoa & Associates | RE/MAX Commercial | 2312 Eastlake Ave E | Seattle, WA 98102
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Mt Baker Development Site

3501-3507 Rainier Ave S

James Tjoa & Associates

Link Light Rail



Subject property is located on Rainier Ave South, a highly visible and well-traveled thoroughfare in the Mt Baker neighborhood. The Mt Baker/S McClellan St Link Light rail station, which is only 6 blocks away from the subject property, is estimated to have 3,500 daily riders. From this stop, Light Rail transports riders from the Mt Baker station to downtown Seattle in about 10 minutes.

Rainier Artist Colony

Plans have been drawn for the subject site and the architect has named the project the Rainier Artist Colony. The project is comprised of 19 live/work units spread over four buildings. The total finished square footage of the project is 21,200 sf. The strikingly modern units are each three stories high, have rooftop decks, and surround a central courtyard. Drawings and related development documents are included in the sale of the property.

