

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	Automotive Services
Lodging Accommodations	Religious Facilities
Medical Services	Schools
General Offices	Child Care
Indoor Sports/Recreation	Mini-Warehouses
Marine Services	Towing Services
Dry Boat Storage	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