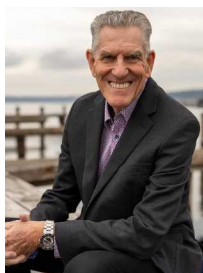


3207 & 3215 Rainer Ave S | Seattle | 16,200 SQ.FT. | Offered at \$4,500,000

These strategically positioned parcels with leased 3384sf office building offer a unique opportunity to develop a Middle Housing, Multifamily or Mixed-use project adjacent to the Mount Baker light rail station. Combined, these fully fenced parcels total 16,200sf and are situated within the popular Mount Baker neighborhood. The impressive growth in the area is a testament to the site's exceptional location and proximity to Seattle's employment centers. Zoned SM-NR 95 (M), a feasibility study has been conducted by Caron Architecture envisioning the development of an 8-story building housing up to 125 multifamily units. Recent Middle Housing zone upgrades have increased the opportunity to develop affordable housing alternatives on this site also. Sale and Lease-Back terms are negotiable so don't miss this!



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## Nearby Mount Baker Light Rail Station

## Mount Baker Middle Housing Development Parcels

