

FOR SALE \$4,500,000

SRE

12564 33<sup>rd</sup> Ave NE • SEATTLE, WA 98125

# North Seattle Mixed-Use Redevelopment



21,500 SF

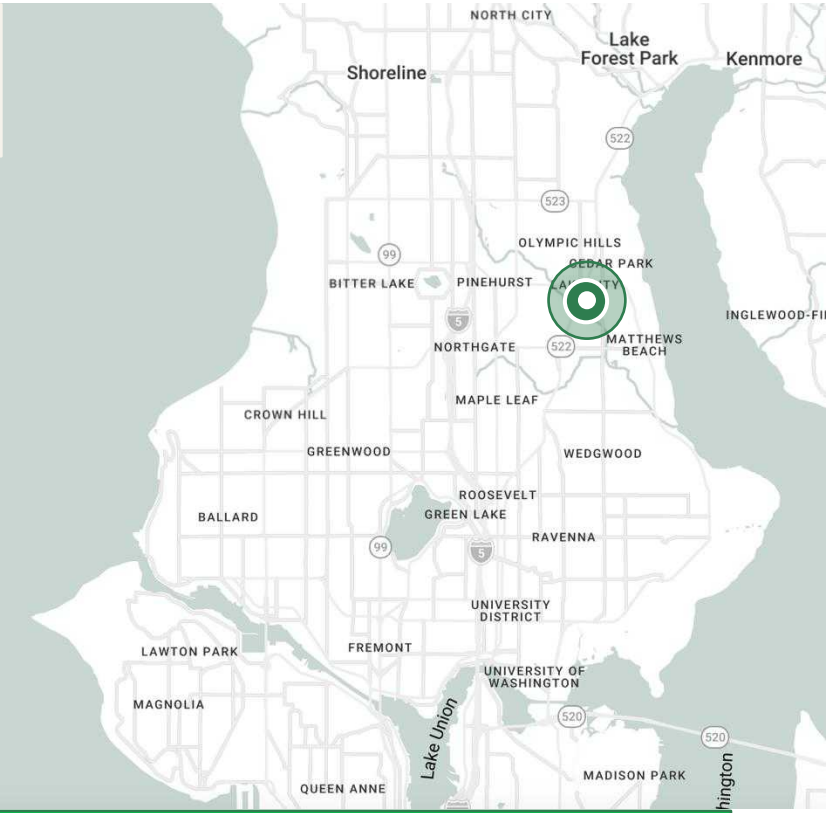
LAND AREA

NC3-75

Zoning

## LISTING DETAILS

Lot Size	21,500 SF
Frontage	100' on 33rd Ave
Dimensions	Approximately 230' x 100'
Existing Building	9,600 SF
Zoning	NC3-75 (M) Neighborhood Commercial
Building Program	7 stories + 2 Garage levels
Unit Count	110 Residential Units



## CONTACT

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President

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## HYPOTHETICAL FLOOR STACK

Floor 7
Floor 6
Floor 5
Floor 4
Floor 3
Floor 2
Ground-floor retail
Garage L1
Garage L2

## DEVELOPMENT ASSUMPTIONS

- Zoning NC3-75 (M): 75 ft, 7 stories + 2 garage
- Footprint: 16,100 SF (75% coverage)
- Above-grade GBA: 112,700 SF
- 80% efficiency: ~ 79,800 NSF residential
- Blended unit 727 SF: ~110 units
- Parking 1:1: FAR ~5.2

## Disclaimer

Conceptual massing study for discussion only — not a code study, design document, or guarantee of buildable yield. Buyer must independently verify all zoning, FAR, height, parking, MHA, and unit-count assumptions.

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