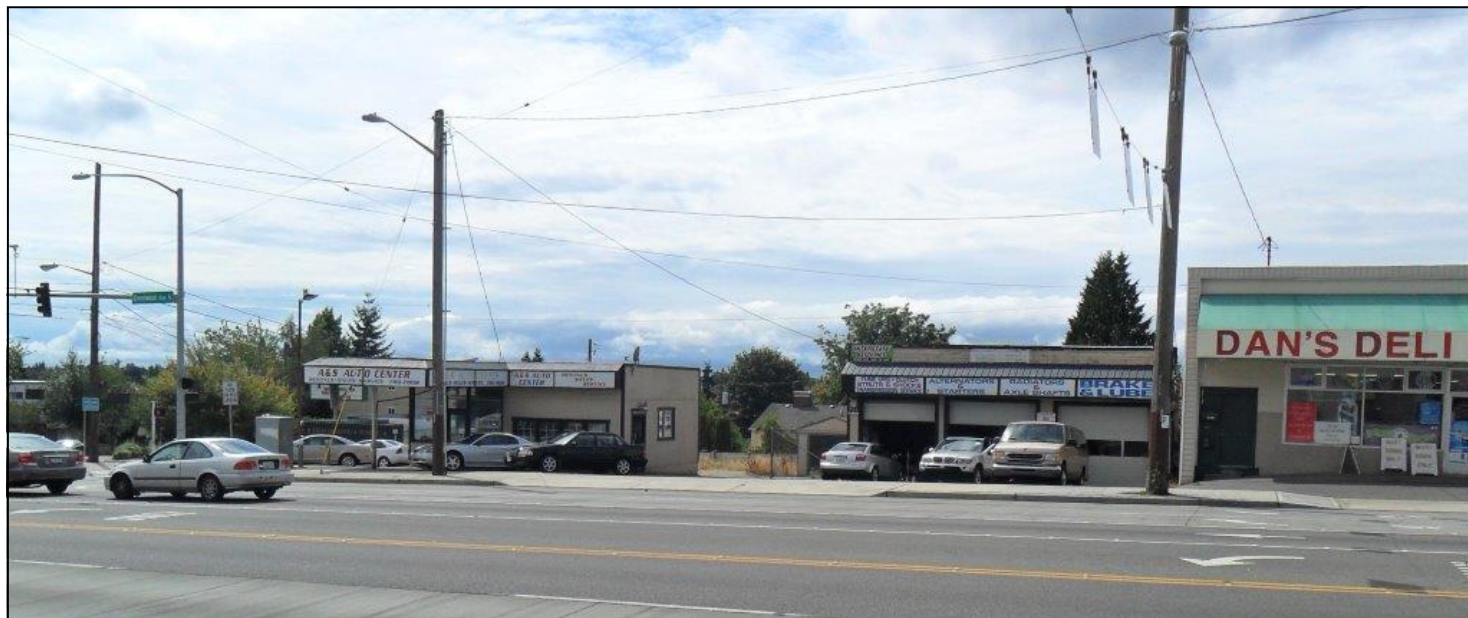


Since 1944

FOR SALE

Greenwood & N. 105th Seattle, WA



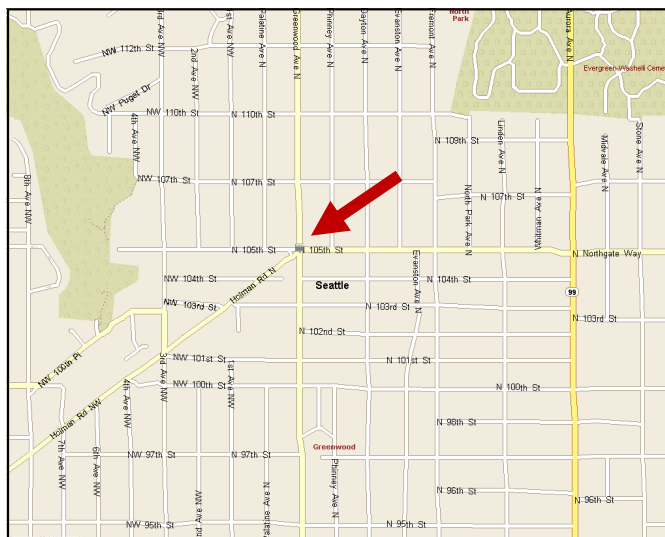
10501 & 10507 Greenwood Ave. N, Seattle WA 98133

FOR SALE AT \$750,000

Building: 600 sq. ft. (KCA)
1,224 sq. ft. (KCA)

Land: 11,301 sq. ft. (KCA)

Zoning: C1 40'



Dennis Counts
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Ellen Mohl
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The information contained herein has been given to YW&M by the owners or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee information contained herein.

Yates, Wood & MacDonald, Inc.
425 Pontius Ave N Suite 203, Seattle, WA 98109
p 206 268 3300 f 206 268 3330 www.yateswood.com

EXECUTIVE SUMMARY

Brief Description of Property

The subject site consists of two adjacent tax parcels located at the intersection of Greenwood Avenue North and North 105th Street and Holman Road NW, in Seattle's Broadview neighborhood. According to King County tax information, the two tax parcels contain a combined area of 11,301 sq.ft. the site is zoned C1 40'. The site has approximately 130 feet of frontage on Greenwood Avenue.

Improvements to the site are a 600 sq. ft. wood frame structure reportedly constructed in 1930 and a 1,224 sq. ft. wood frame garage constructed in 1941. There is also a small shed on the property.

The site slopes downward to the west and south. The site is at grade to the surrounding roads. On the west side of the property is an unpaved alley. All normal utilities are available to the site.

Zoning is C1, 40' which is a city of Seattle designation allowing for commercial uses, retail or services. The base Floor Area Ratio in the C1 40' zone is 3 for a single use structure and 3.25 FAR for a mixed use structure. The allowed height of a structure is 40 feet. Residential use is allowed on upper floors with some limited use on the street level floor.

Buildings: Two buildings plus a shed
600 sq. ft. wood frame building, built 1930
1,224 sq. ft. wood frame garage building, built 1941

Land Area: South parcel – 5,181 sq. ft.
North parcel – 6,120 sq. ft.
Total **11,301 sq. ft.**

Zoning: C1 40'

Access: Greenwood Avenue, N. 105th Avenue and alley

Assess Value 2014	Parcel 113900 0965	Land	\$336,700
		Struct.	<u>\$ 1,000</u>
		Total	\$337,700
	Parcel 113900 0970	Land	\$397,800
		Struct.	<u>\$ 1,000</u>
		Total	<u>\$398,800</u>
	Total both parcels		\$736,500

FOR SALE \$750,000.00

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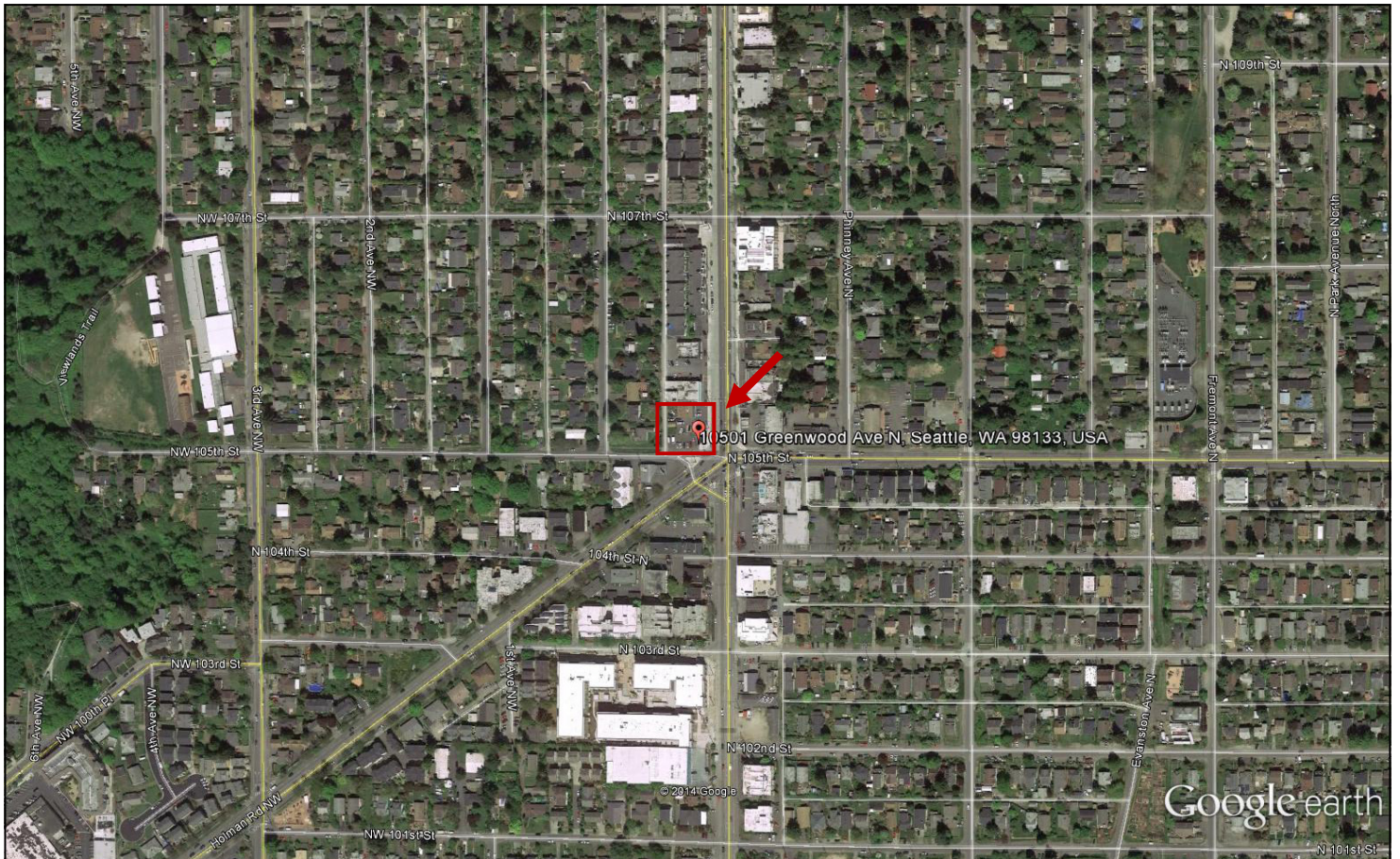
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& PROPERTY
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Greenwood & N. 105th

10501 & 10507 Greenwood Ave. N Seattle WA 98133



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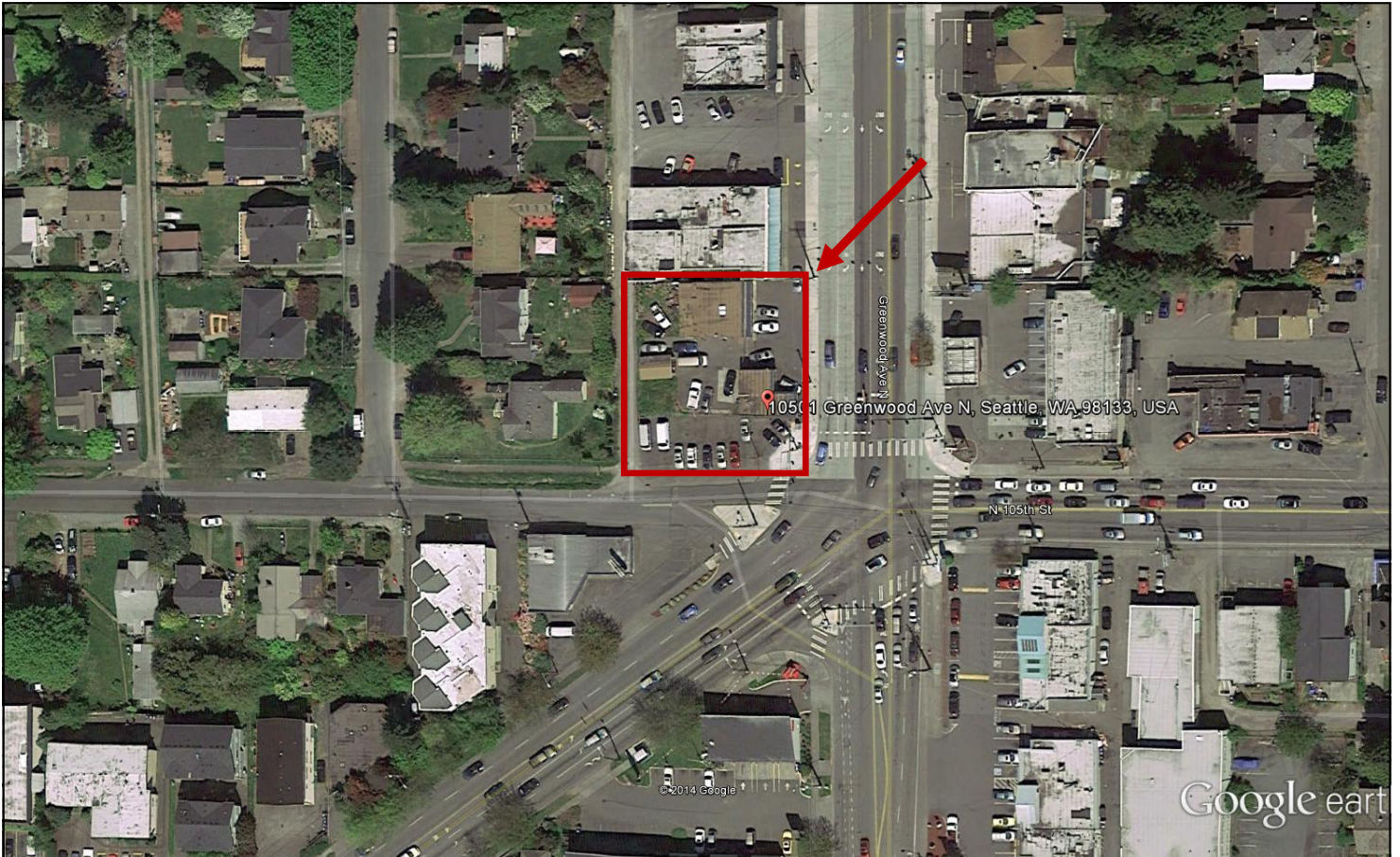
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Greenwood & N. 105th

**10501 & 10507 Greenwood Ave. N
Seattle WA 98133**



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Looking North Along Greenwood Avenue

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PARCEL MAP—10501 & 10507 Greenwood Ave N

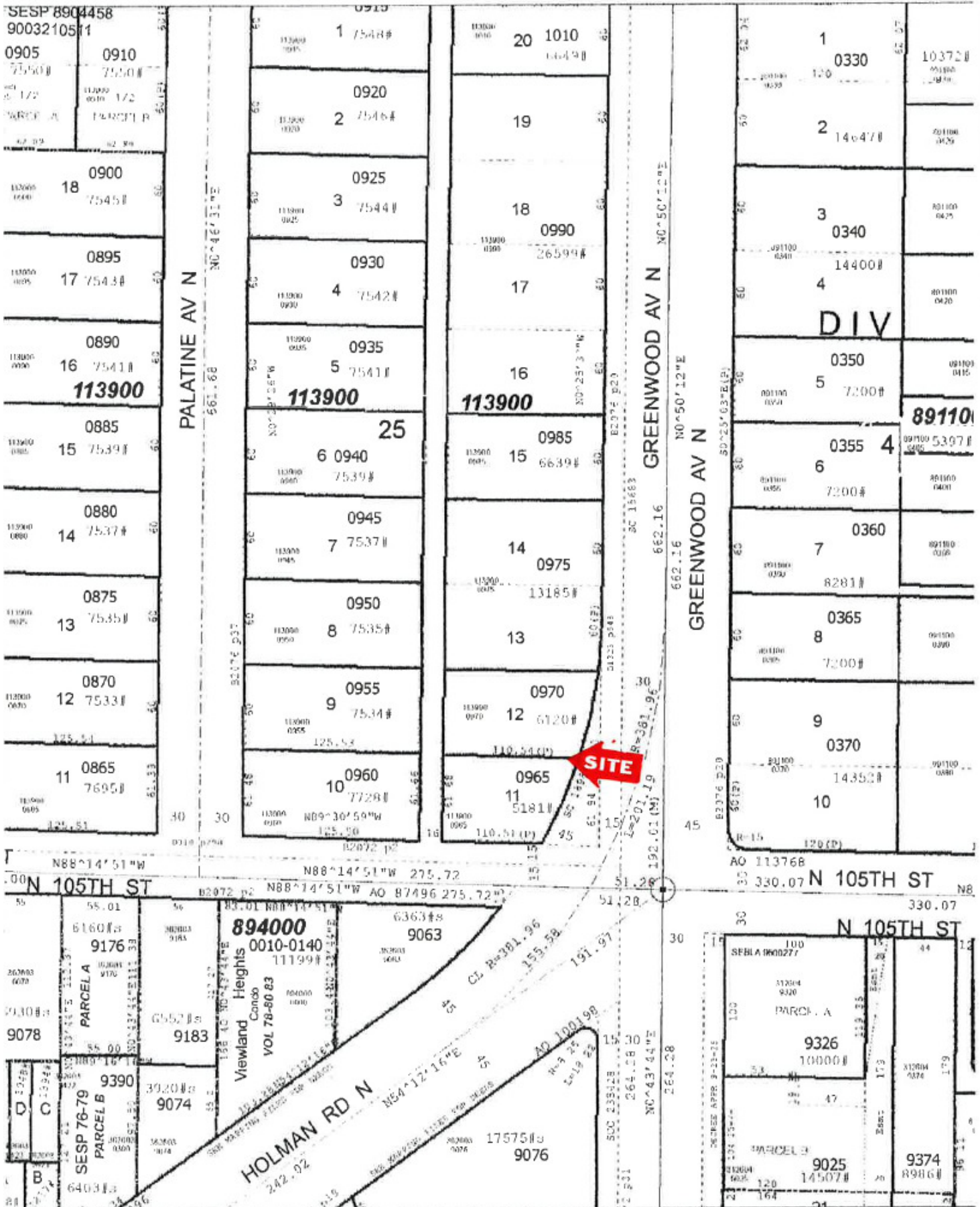


EXHIBIT "A"
Legal Description

Lots 11 and 12, Block 25, Brookhurst 2nd Addition to the City of Seattle, according to the plat thereof,
recorded in Volume 19 of Plats, Page 18, in King County, Washington;
Except that portion condemned in King County Superior Court Cause Number 189844.

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