

DEVELOPMENT SITE OR OWNER/USER |

## UNIVERSITY VILLAGE AREA

5505 34th Ave NE Seattle, WA 98105

YATES  
WOOD

BROKERAGE  
& PROPERTY  
MANAGEMENT



# FOR SALE

### PROPERTY HIGHLIGHTS

- ✓ Land Size: 4,480 SF
- ✓ Building Size: 2,355 SF. Reception with 9 individual offices and kitchen, entire building has HVAC
- ✓ Zoning: NC1 40 (M)
- ✓ Owner/User investment opportunity
- ✓ 4 surface parking spaces off alley
- ✓ Potential development site
- ✓ **PRICE:** \$1,500,000

MARK ALFIERI

Commercial Broker

☎ 206.268.3305

📱 425.985.8542

✉ markalfieri@yateswood.com

### LOCATION DETAILS

- ✓ Located just off of NE 55th and 34th Ave NE
- ✓ Close proximity to University Village, University of Washington, Seattle Children's Hospital, Laurelhurst, Windermere, and Wedgwood neighborhoods
- ✓ Near several multi-family developments

PETER ARGERES

Commercial Broker

☎ 206.268.3310

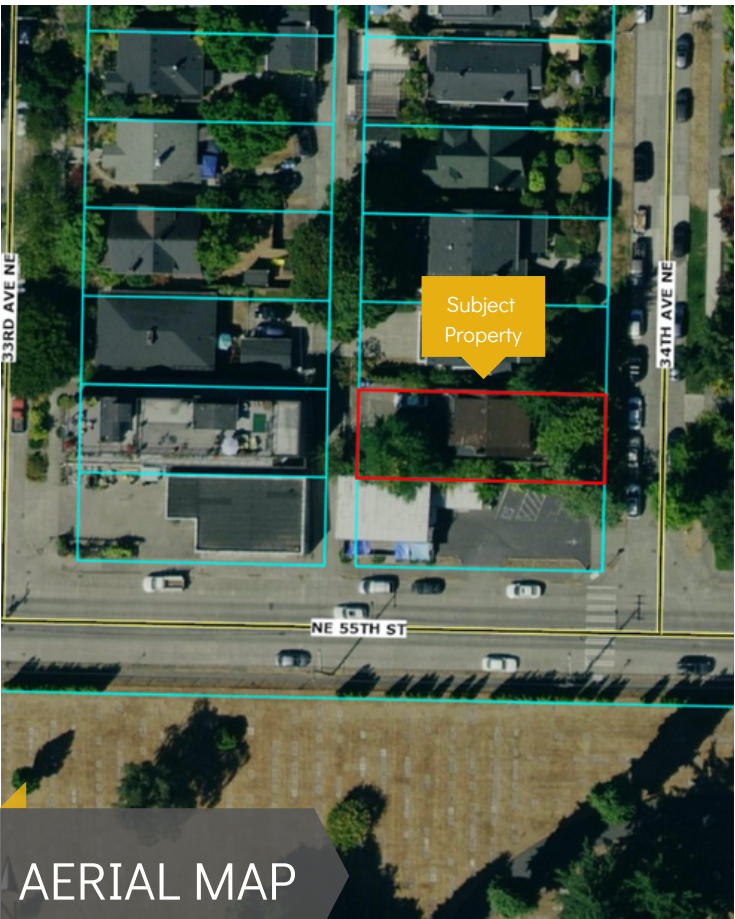
📱 206.612.7877

✉ petera@yateswood.com

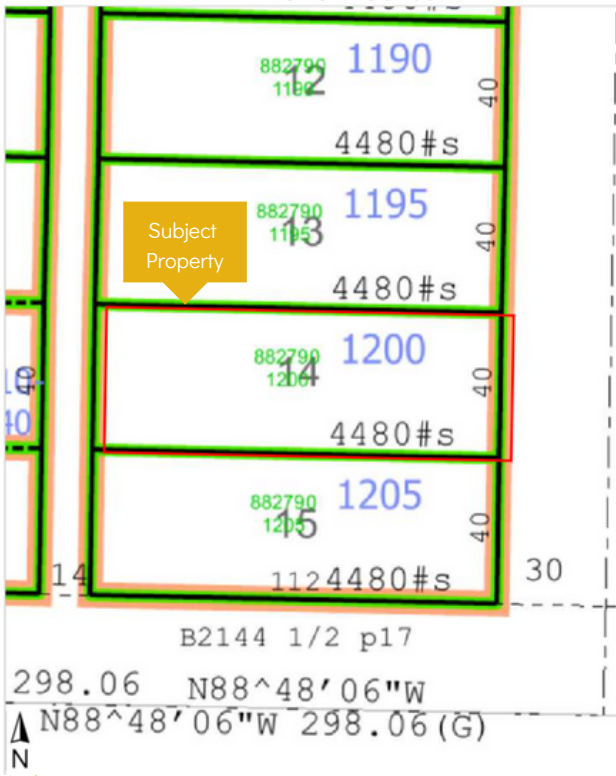




PARKING



AERIAL MAP



SITE MAP