

FOR SALE | PRIME DEVELOPMENT SITE



9418 35TH AVE NE  
SEATTLE, WA 98115

OFFERING MEMORANDUM



MARK ALFIERI

Commercial Broker

📞 206.268.3305

📱 425.985.8542

✉️ markalfieri@yateswood.com



PETER ARGERES

Commercial Broker

📞 206.268.3310

📱 206.612.7877

✉️ petera@yateswood.com

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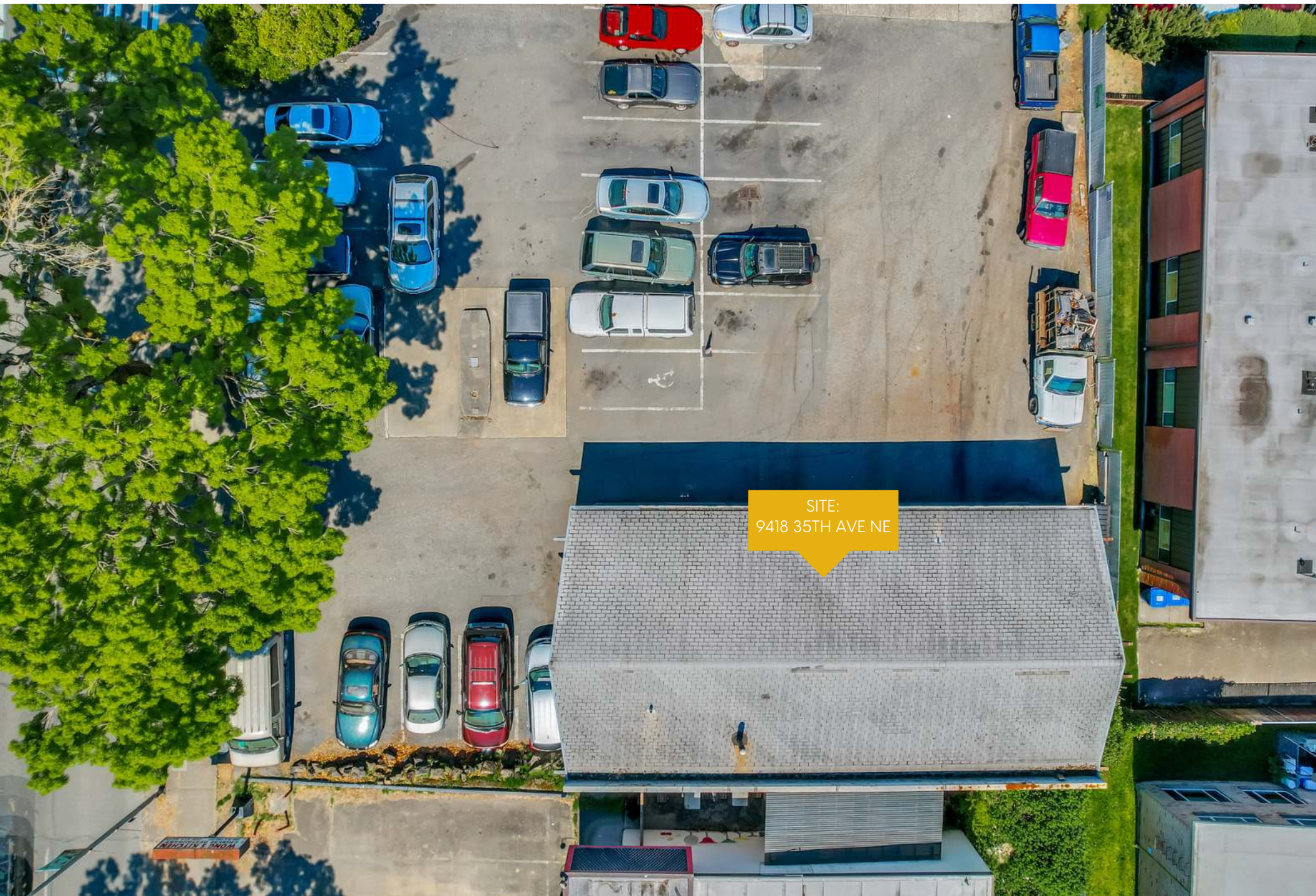
# | PROPERTY HIGHLIGHTS

- Prominent corner site located at 35th Ave NE and NE 95th St
- Land Area: 11,768 (KCA)
- Improvements: 1,680 SF Auto Repair shop with three rollup doors
- Zoning: NC 1-40
- Located in the Wedgwood Neighborhood
- Tax Parcel #6844700005
- **Price: \$3,400,000**





| PROPERTY LOCATION 9418 35TH AVE NE



SITE:  
9418 35TH AVE NE

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SITE:  
9418 35TH AVE NE

Job  
AUT  
WE  
5

WONG'S KITCHEN  
CHINESE RESTAURANT

SPEED  
LIMIT  
25

# | NEIGHBORHOOD SPOTLIGHT: WEDGWOOD

9418 35th Avenue Northeast is located in the Wedgwood Neighborhood. Wedgwood is located approximately two miles North, and slightly East of the University of Washington; it is about six miles Northeast of Downtown Seattle, and is well served by public transportation. It is conveniently located, near University of Washington and University Village.

Wedgwood is a diverse neighborhood with a mix of single-family homes, apartments, and condos. Given the variety of businesses, including restaurants, shops, and service providers, Wedgwood is a popular neighborhood for families and young professionals. Other nearby amenities are a number of parks and recreation facilities, including Dahl Field, Wedgwood Playfield, Wedgwood Community Center, Magnuson Park, and Matthews Beach Park.

