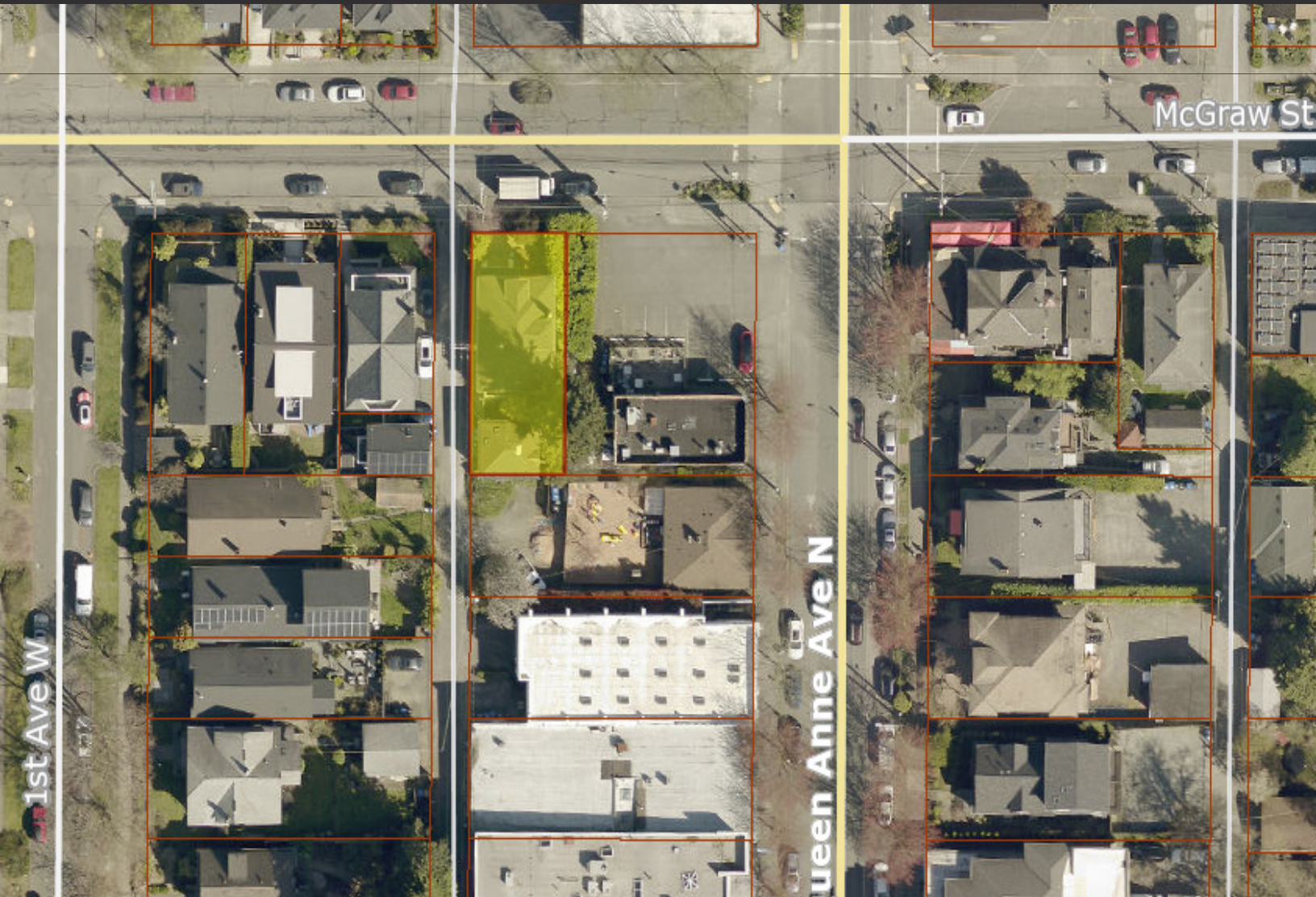


FOR SALE | SEATTLE, WA

11 West McGraw St



Contact

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The Opportunity



Available for the first time in over 20 years, 11 W McGraw provides an increasingly rare opportunity to acquire an in-fill redevelopment site with excellent proximity to restaurants, services, and businesses on Queen Anne Avenue and W McGraw. The subject property benefits from the "Path of Growth" fundamentals continuing to strengthen in the Upper Queen Anne neighborhood, making the area one of the most desirable residential and amenity business locations in Seattle. The location and zoning of 11 W McGraw provide for an efficient redevelopment opportunity and the current use as a short-term rental affords a developer with interim income in advance of redevelopment.

PRICE

\$2,490,000

SITE AREA

3,628 SF

ZONING

NC2P-55(M)

APN

179450-0110

HIGHEST & BEST USE

Residential Redevelopment
(townhouses, apartments,
condominiums)

CURRENT USE

Short Term Rental

Property Characteristics



Address	11 West McGraw St, Seattle, WA
Lot Area	3,628 SF
Zoning	NC2P-55(M)
Applicable Uses	Diverse range of uses including multifamily residential, condominiums, or town/row houses
Premier Location	Directly adjacent to Queen Anne Avenue N, near major intersection with Boston Street
Current Use	Short-term, professionally-managed rental

The Neighborhood

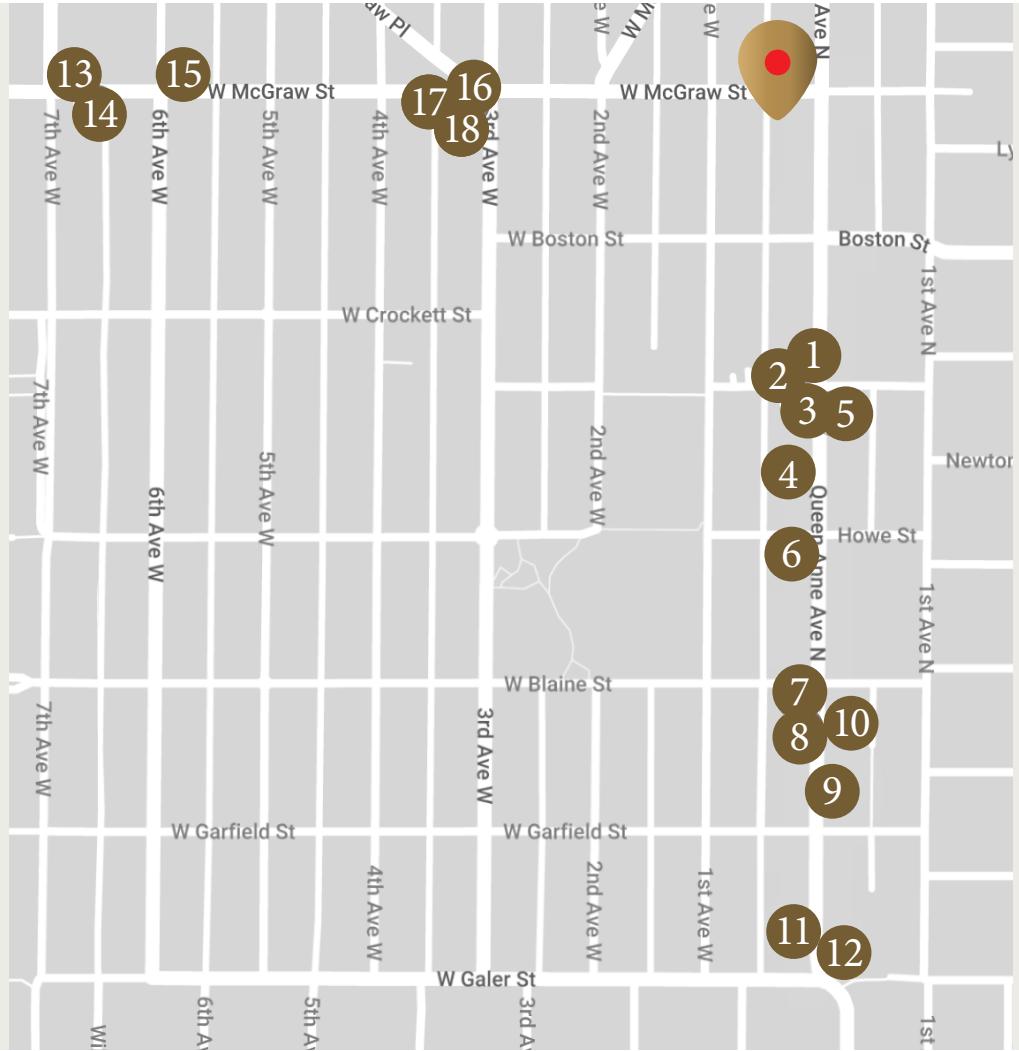


QUEEN ANNE HILL

Queen Anne is one of Seattle's oldest and most desirable neighborhoods due to its proximity to a variety of employers, ease of access, high-quality retail amenities, and strong sense of community. The neighborhood has attracted both boutique and large retailers alike, and robust development in recent years has enhanced the neighborhood –providing a modern elegance to the vintage charm that is unique to Queen Anne Hill.

Maps & Photos

- 1 Key Bank
- 2 Massage Envy
- 3 Big Max Burger
- 4 Zeeks Pizza
- 5 US Bank
- 6 Home Street Bank
- 7 Sky Bowl Cafe
- 8 Sully's Lounge
- 9 Wells Fargo
- 10 Umpqua Bank
- 11 Betty
- 12 Spot
- 13 Malena's Taco Shop
- 14 Macrina Bakery
- 15 Ken's Market
- 16 Five Corners Hardware Co.
- 17 Bar Miram
- 18 Queen Anne Bottle Shop



Maps & Photos





CENTURY PACIFIC

Over 30 Years of Client-Focused
Commercial Real Estate Solutions

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DISCLAIMER

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