

LAND FOR SALE

CHELSEA COURTE CONDOMINIUMS EXCESS LAND
12439 NE TOTEM LAKE WAY | KIRKLAND, WA

PRESENTED BY
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CALL OR TEXT
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TOTEM LAKE LOCATION HIGHLIGHTS

- Village at Totem Lake – retail and entertainment
- Evergreen Medical Center – hospital and medical services
- Adjacent to new Totem Lake Park
- Proximity to Kirkland Cross Corridor Trail/future light rail
- Proximity to I-405 and 124th Ave NE Corridor
- Bellevue 5.3. mi | Lynnwood 13 mi
Seattle 11 mi. | Renton 15 mi.

FANTASTIC DEVELOPMENT OPPORTUNITY

- Approximate site area: 67,371 SF
- Approximate buildable area: 46,808 SF
- TL-8 zoning includes a wide variety of uses including, office, retail, stacked residential units and mixed uses are allowed.
- 70% lot coverage | No density requirement
- 80 ft height limit
- Water + sewer mains available on site
- No offsite construction anticipated
- Quiet end of street location w/southern exposure

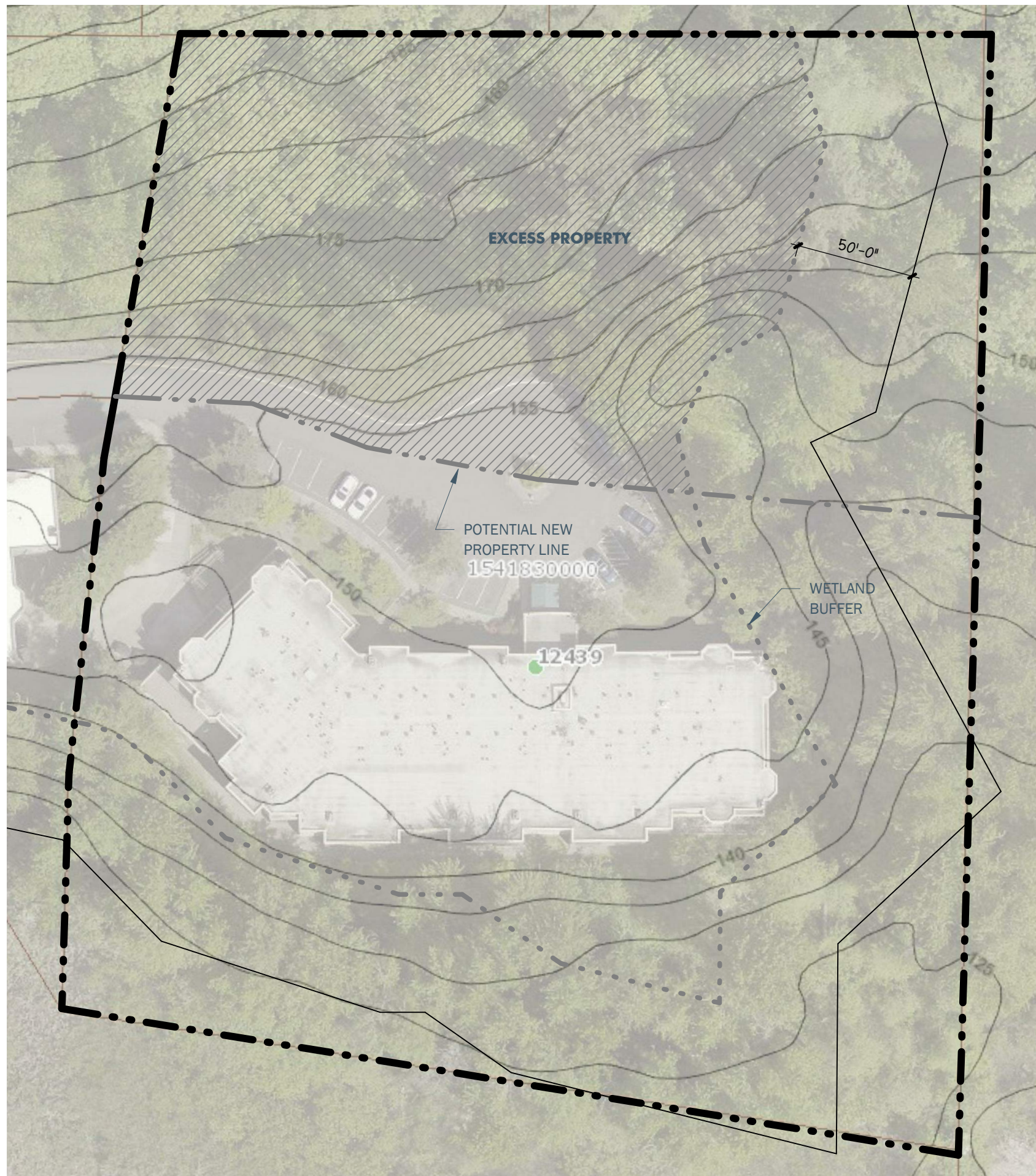
OFFERED AT:

\$8.2MM

- This excess land is offered by Chelsea Courte Condominium HOA - AS IS, WHERE IS
- Buyer to perform all necessary investigations, studies, surveys to their satisfaction.
- Buyer to subdivide the land.

CHELSEA COURTE CONDOMINIUMS

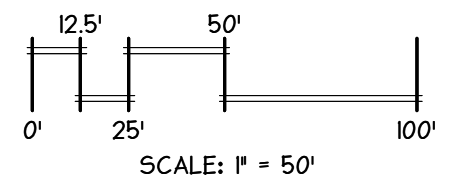
DATE: 03.04.21



TOTAL SITE AREA : 65,371 SF

BUILDABLE SITE AREA : 46,808 SF

NOTE: THIS DRAWING IS FOR ILLUSTRATION PURPOSES ONLY, BASED ON GOOGLE MAPS, KING COUNTY IMAP AND 2007 REVISED WETLAND AND BUFFER SURVEY DRAWING.



SITE PLAN

CONTACT: BRUCE MCKEAN, (253) 922-9037

