

NORTH QUEEN ANNE/ FREMONT FLEX BUILDING

FOR LEASE OR FOR SALE

6 & 10 Dravus St. Seattle, WA 98109

AVAILABLE
CALL OR TEXT
425-260-1123
Devon Group LLC

DEVON
GROUP



PROPERTY OVERVIEW

One of a kind assemblage in North Queen Anne. Sale includes four buildings over two parcels. Perfect for owner user or redevelopment. Previously used for furniture manufacturing. Has recently expired 86 Unit SEDU permit (Sept 2024)

The assemblage includes a 1700 sqft office/retail building, a 3000 sqft warehouse/manufacturing space, a 1770 sqft office/showroom space, a 1,000 sq ft building that was used as a kitchen/living area and an 850 sq ft wood shop building.

16' - 20'

Ceiling Heights

8,320+/-

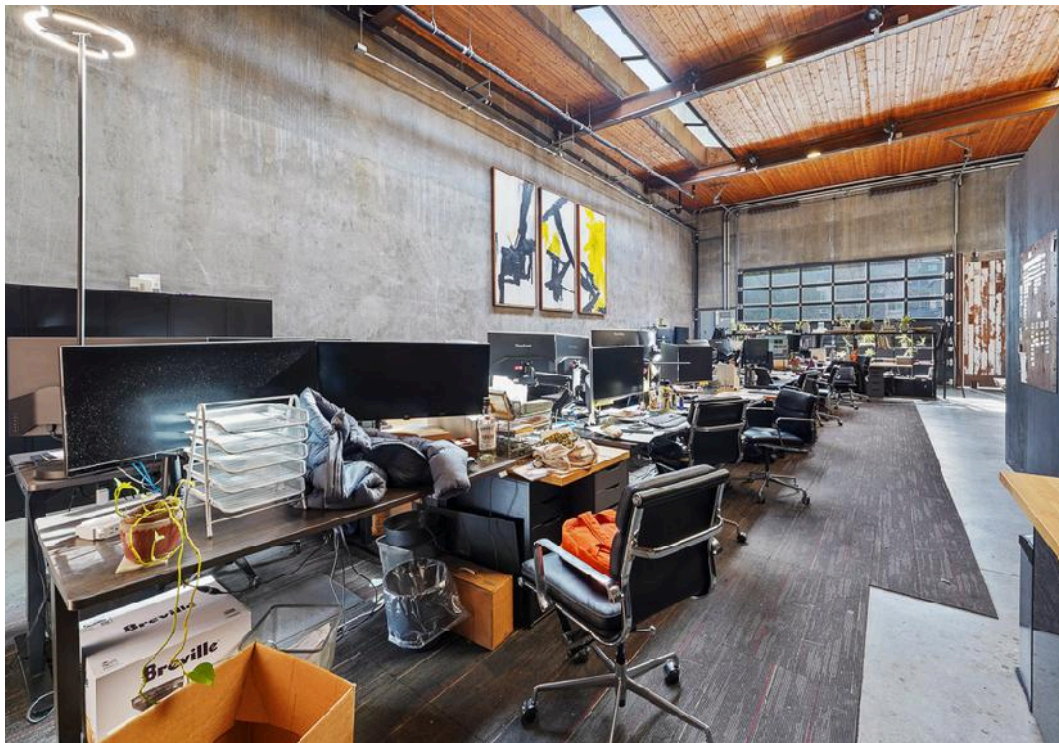
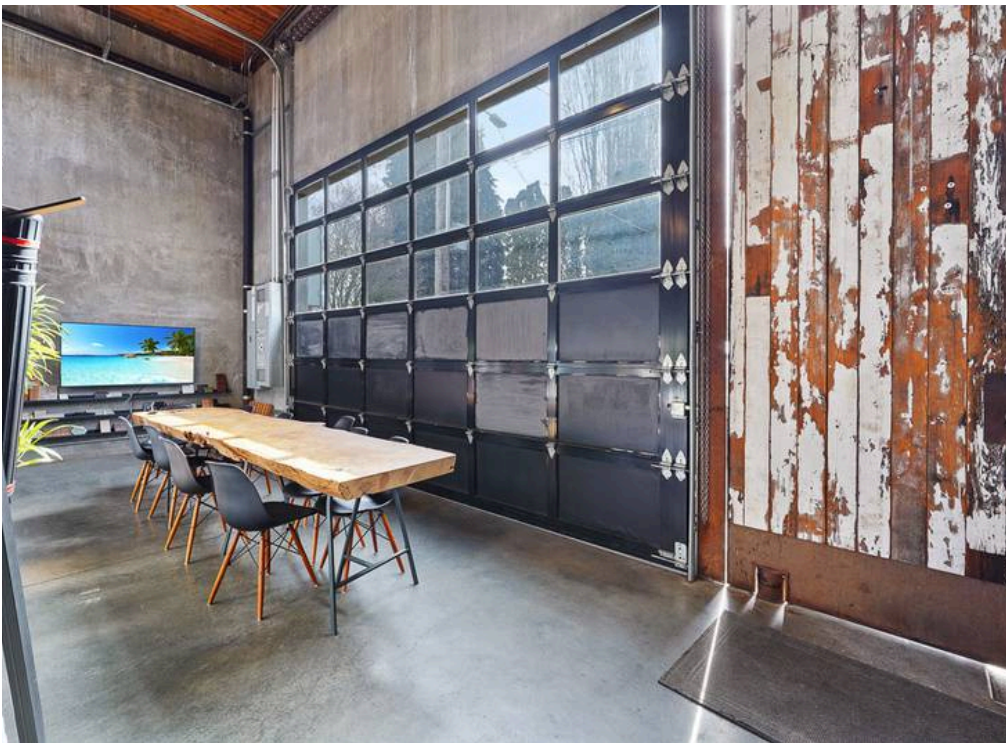
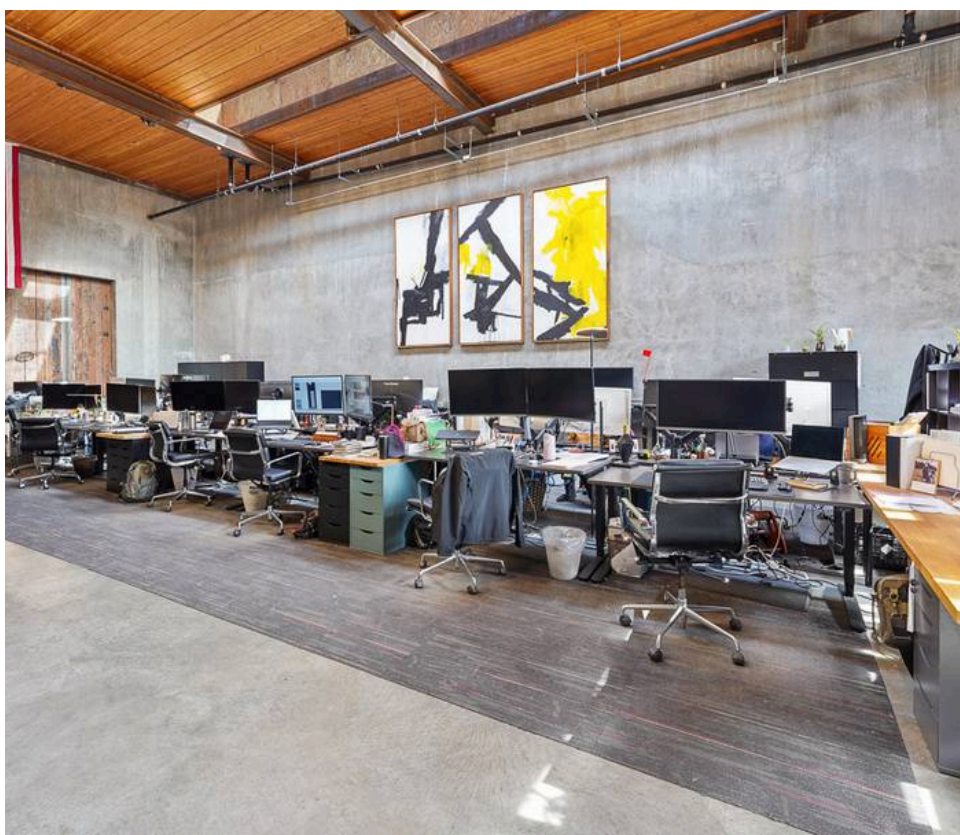
Bldg Square Feet

Yard

Secured by gate

Three

Large Door Openings



An aerial photograph of a commercial property. A large, rectangular building with a light-colored roof is highlighted with a semi-transparent yellow overlay. The building is situated on a street corner, with a parking lot filled with cars to its left and a street with traffic to its right. Other buildings and trees are visible in the background.

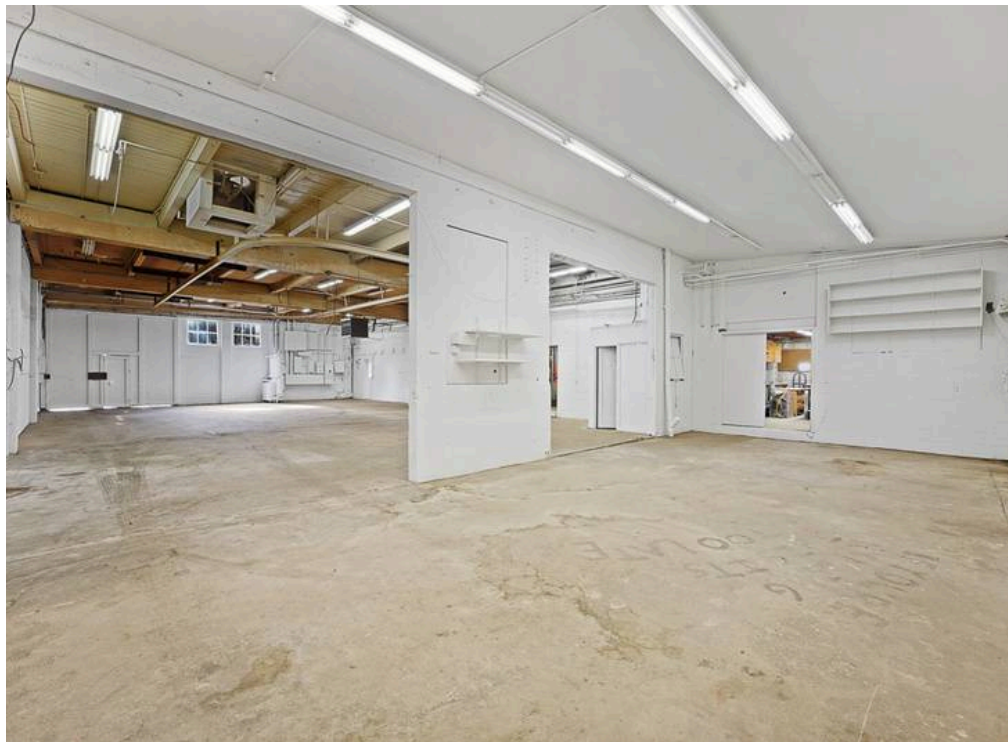
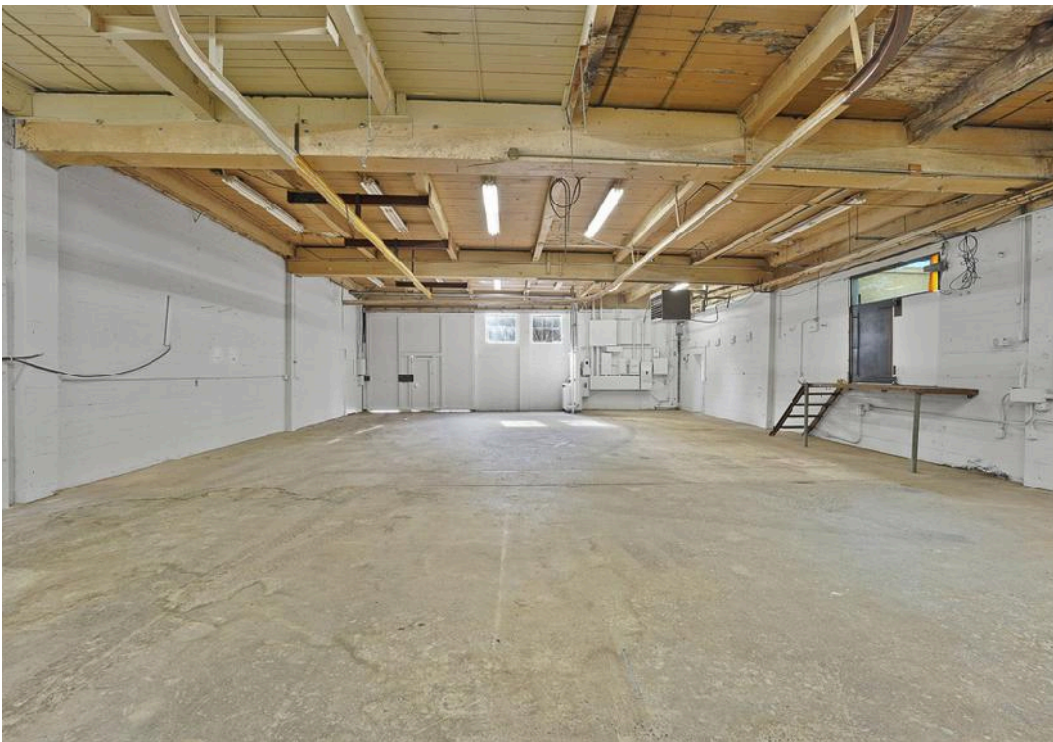
OFFERING SUMMARY

Parcel Numbers 1972206120
1972206110

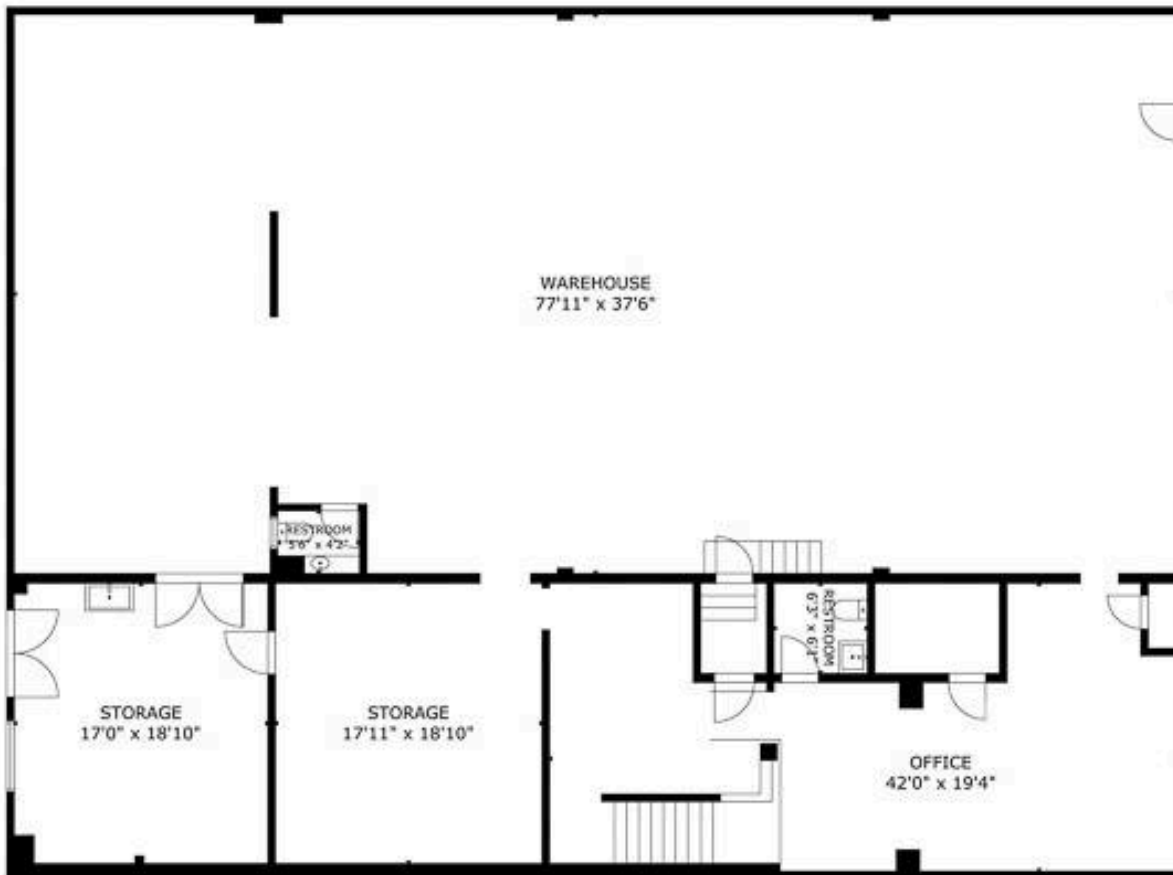
Total Lot Size 10,620 sf +/-

Zoning C2-55 (M)

Price Negotiable. Call
listing agent for
price guidance and
seller financing
option



FLOOR PLAN



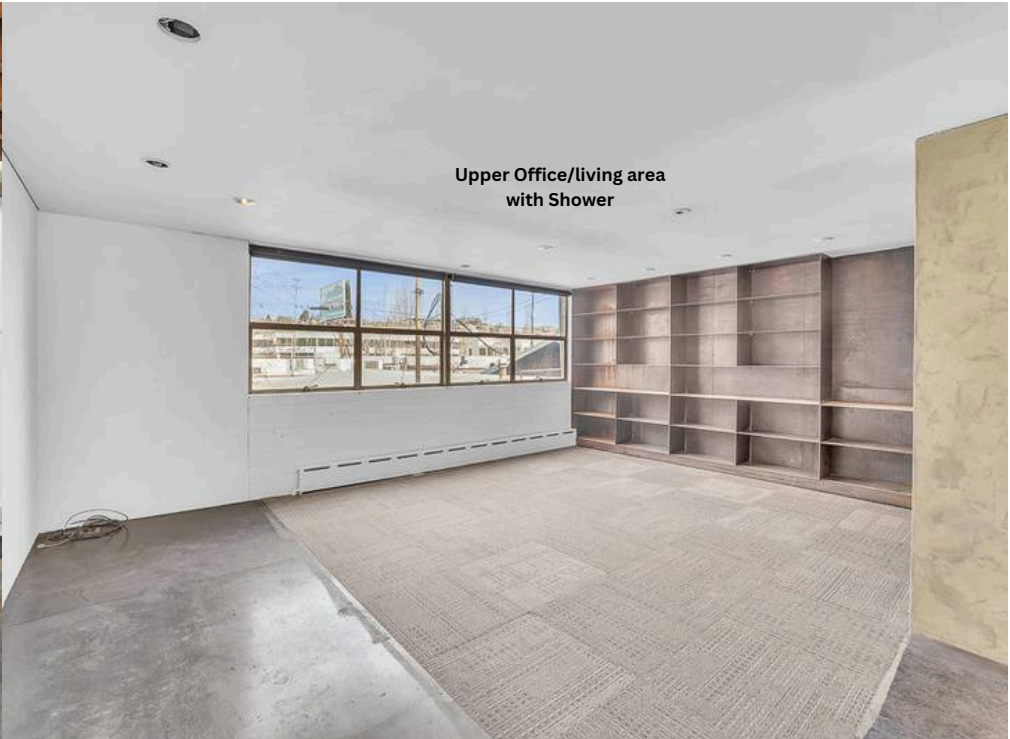
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
TOTAL: 5,463 sq ft
FLOOR 1: 4,472 sq ft, FLOOR 2: 991 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

6 Dravus St. Floor Plan



LOCATION HIGHLIGHTS

- Close proximity to major highways
- Minutes to Queen Anne, Ballard, and Fremont.
- One block away from Seattle Pacific University

DEMOGRAPHICS 3 MILES



POPULATION 316,246

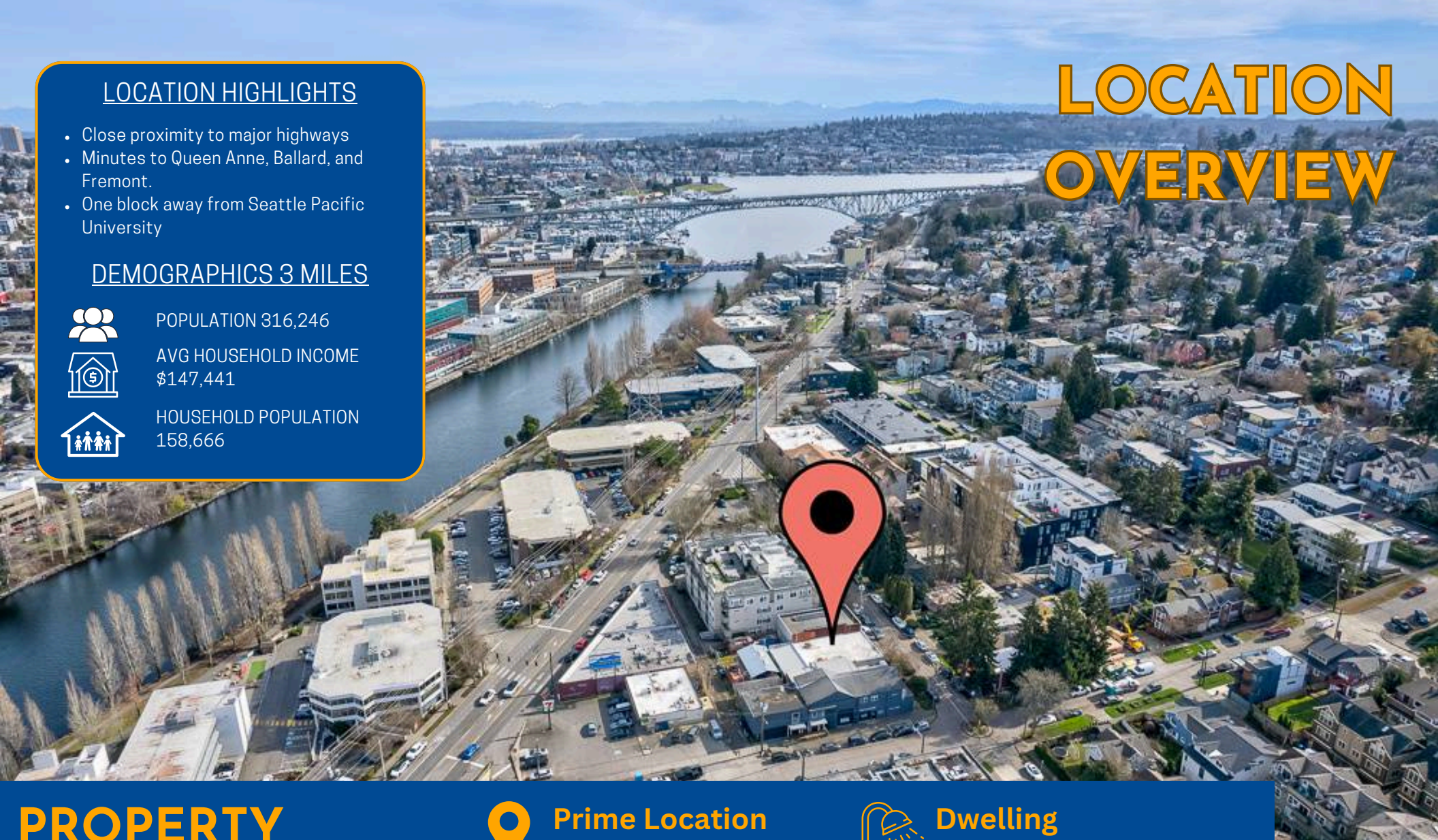


AVG HOUSEHOLD INCOME
\$147,441

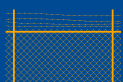


HOUSEHOLD POPULATION
158,666

LOCATION OVERVIEW



PROPERTY HIGHLIGHTS



Yard

Alley access, secured by fence.



Prime Location

Minutes to downtown, Fremont, Ballard, and Queen Anne



Unique Features

One of a kind building with high end steel finishes manufactured by Gulassa Furniture Co.




Dwelling

Previous owners used the building as a dwelling. Has shower and kitchen.



Large Doors

One large roll up door in 10 Dravus and one large sliding door in 6 Dravus. Large enough to get a box truck in.



6 & 10 DRAVUS ST. SEATTLE, WA 98109

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