

NORTH QUEEN ANNE/ FREMONT FLEX BUILDING FOR LEASE OR FOR SALE 6 & 10 Dravus St. Seattle, WA 98109



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+/-

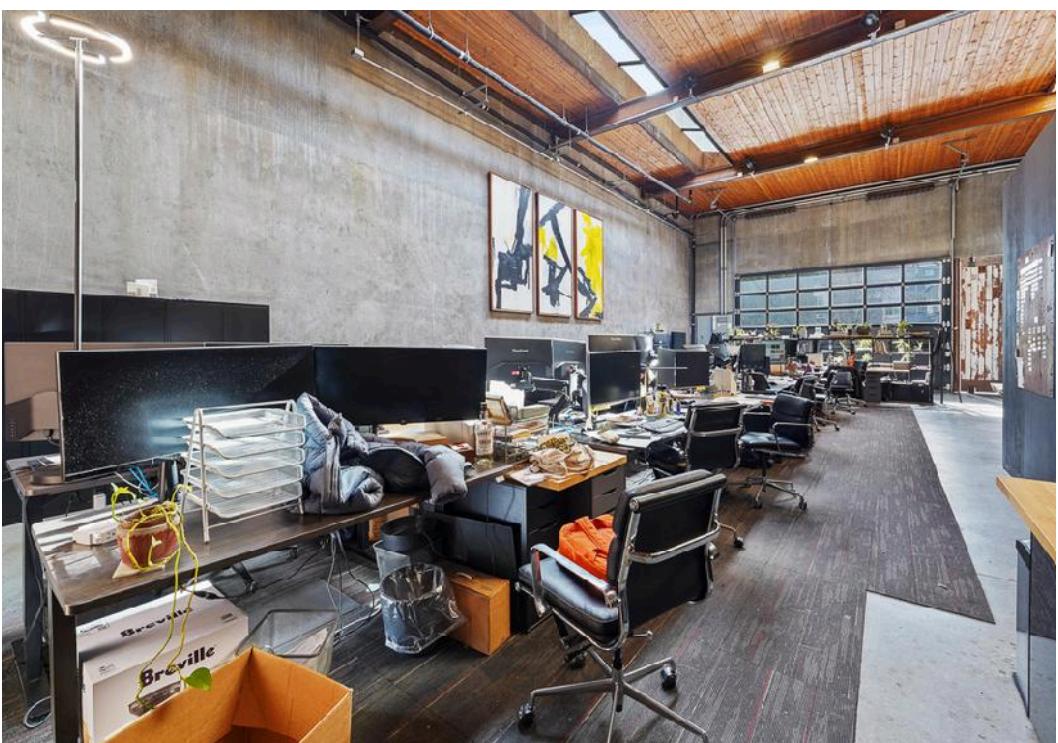
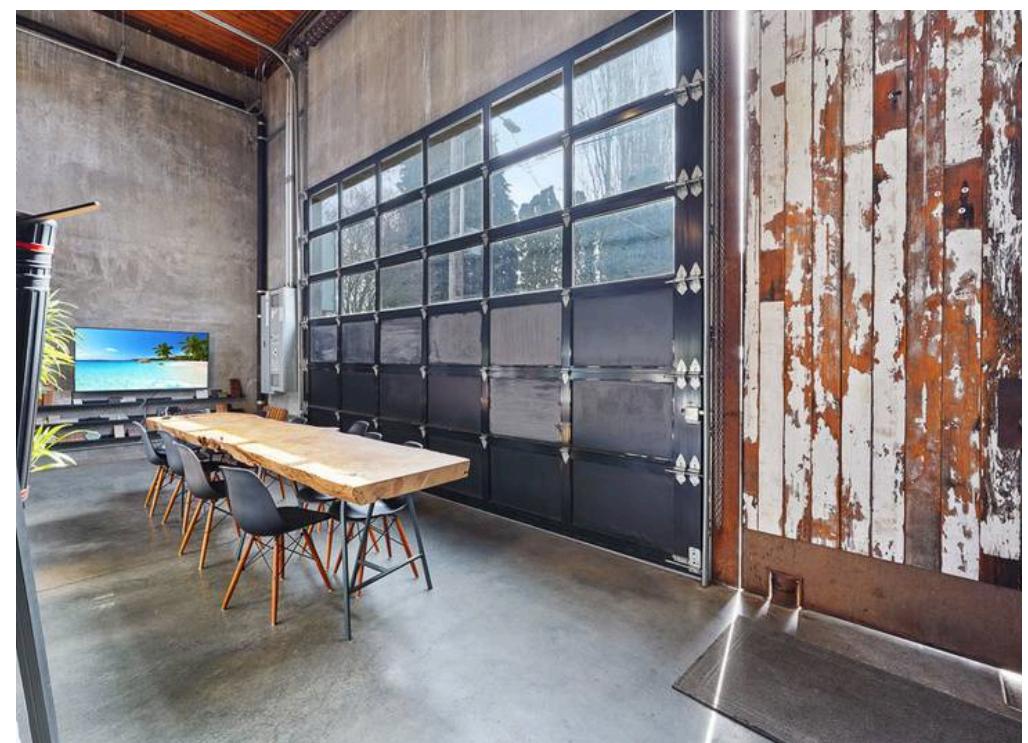
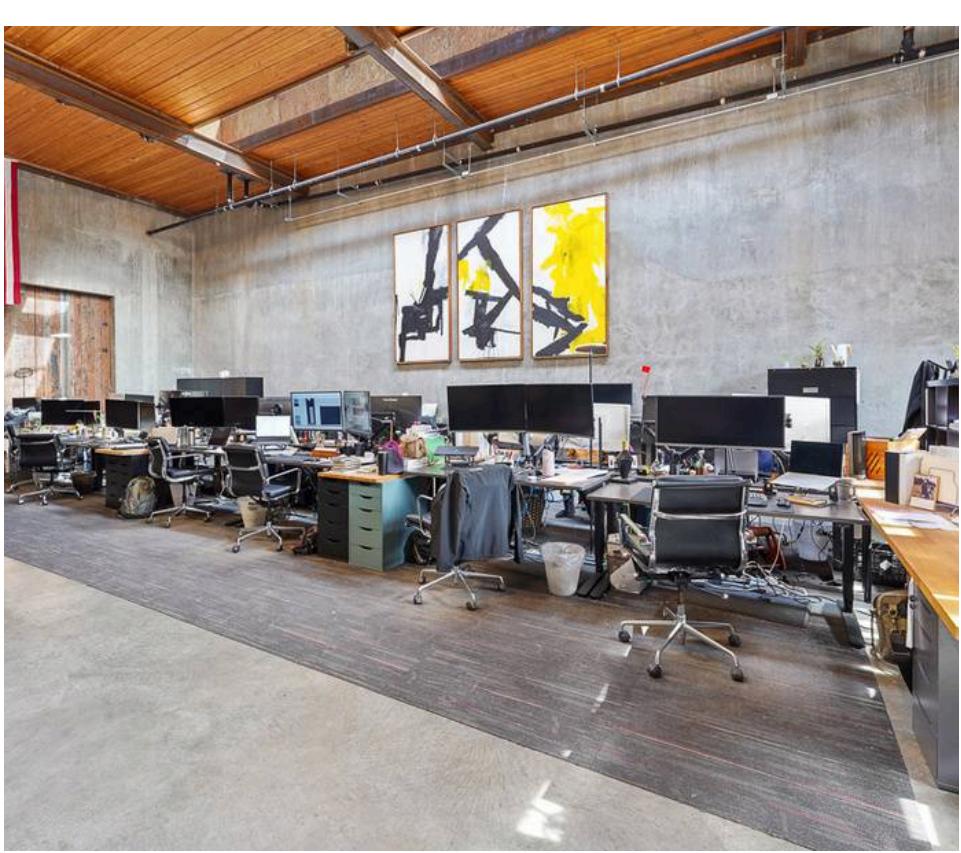
Bldg Square Feet

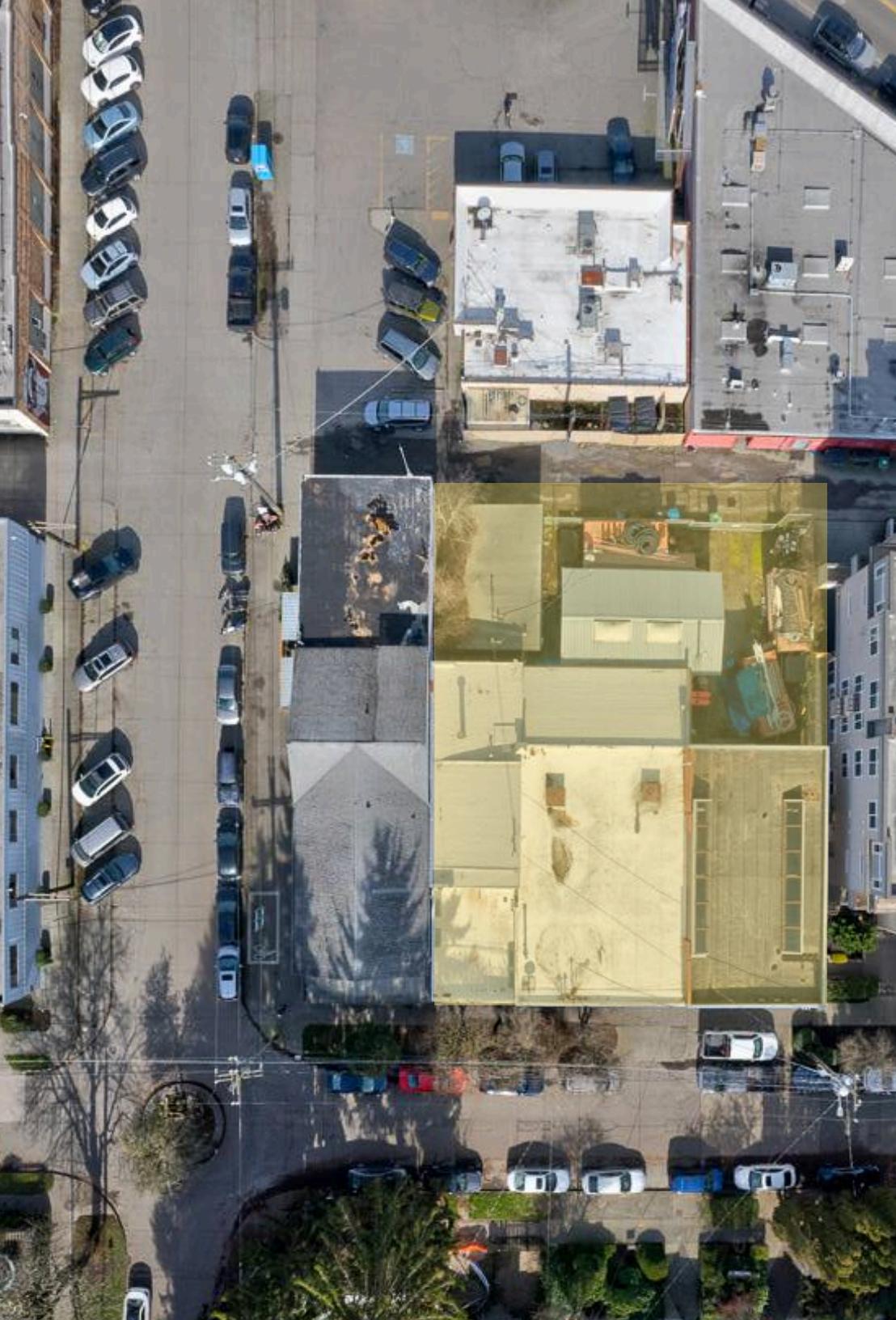
Yard

Secured by gate

Three

Large Door Openings





OFFERING SUMMARY

1972206120

Parcel Numbers

1972206110

Total Lot Size

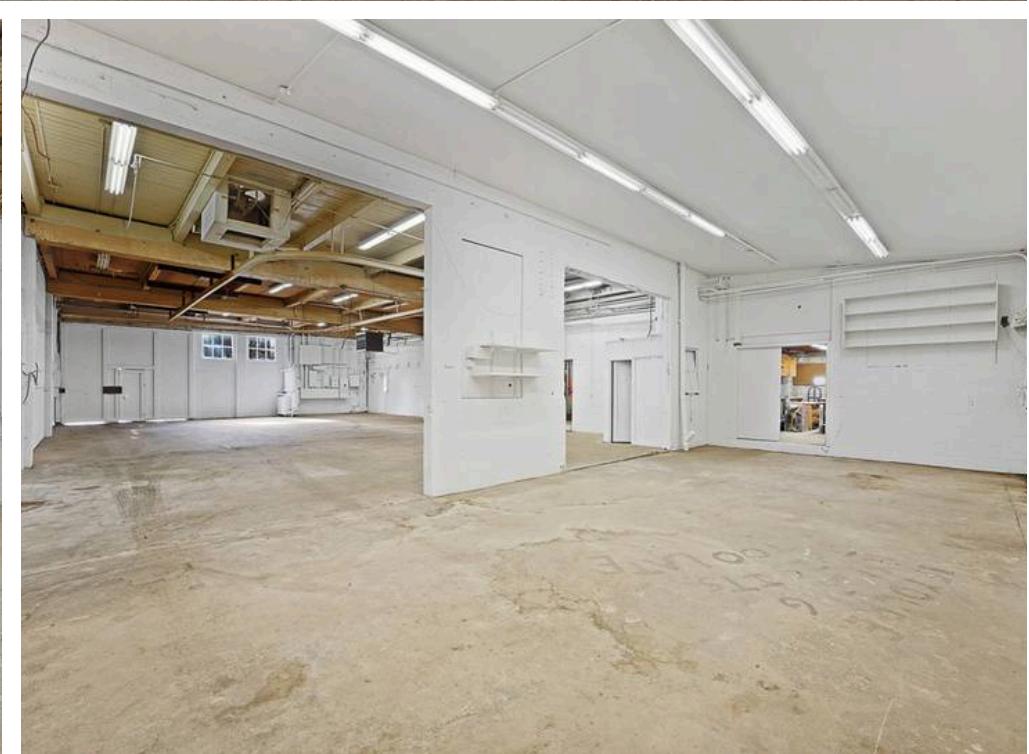
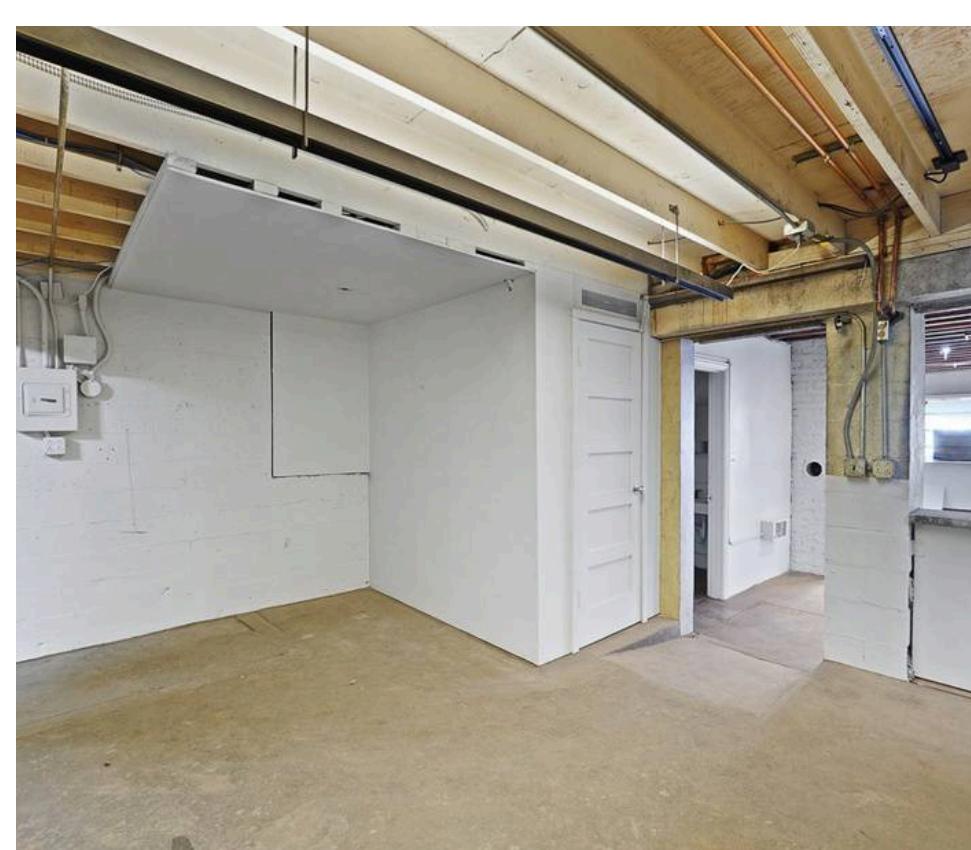
10,620 sf +/-

Zoning

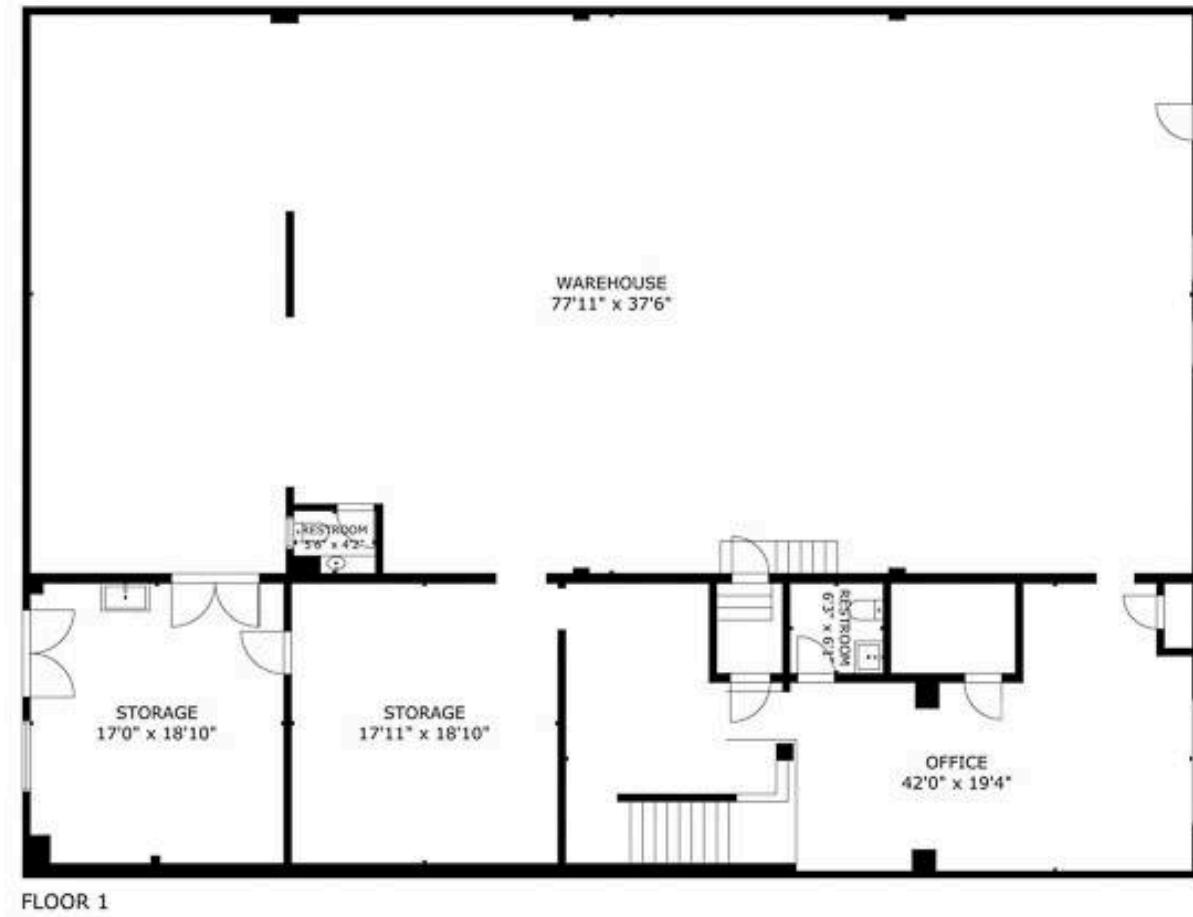
C2-55 (M)

Price

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

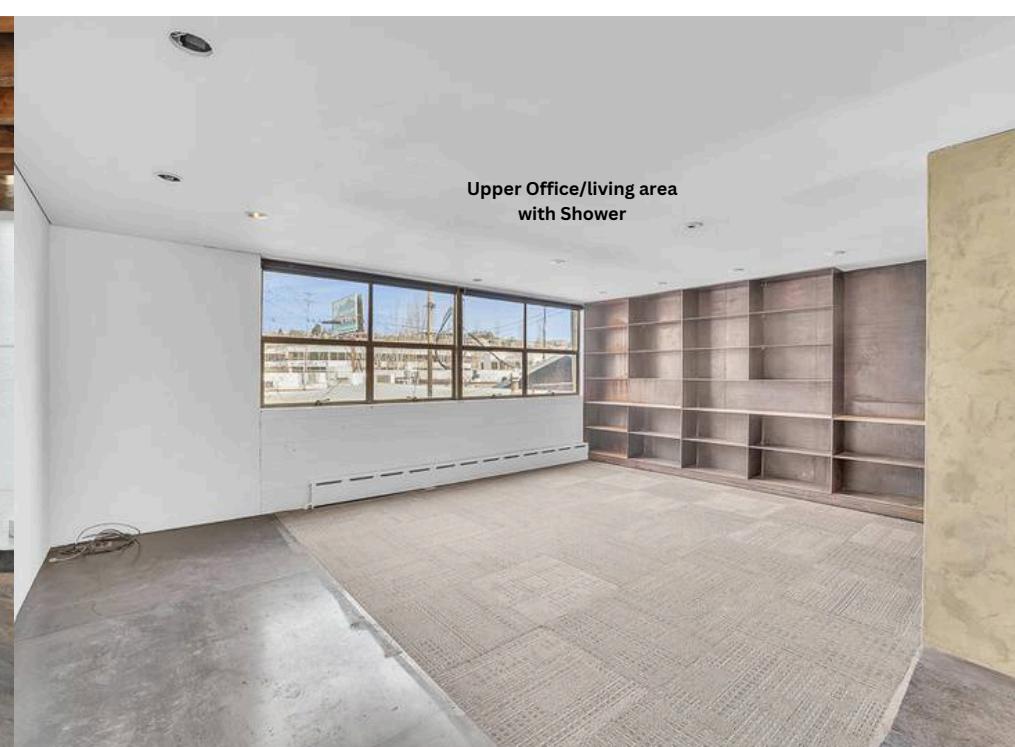
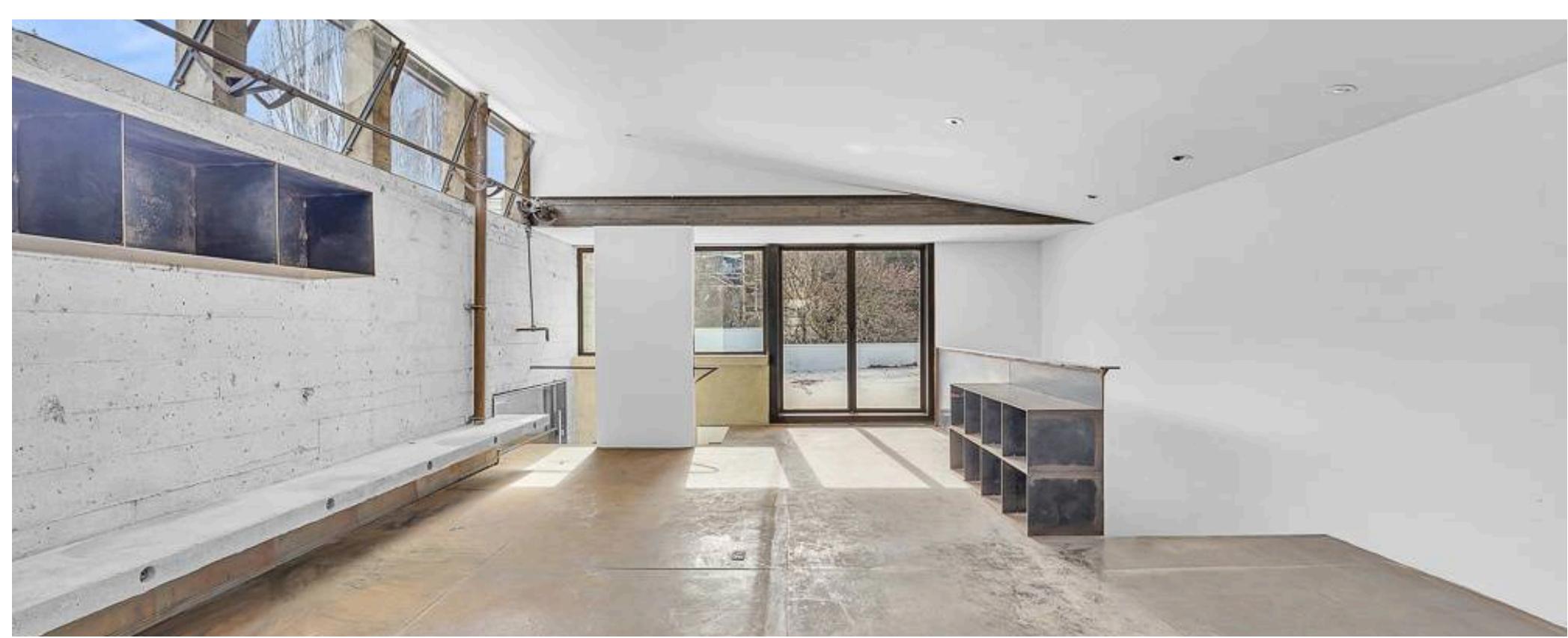


FLOOR PLAN



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 OVERVIEW

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



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.

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