

Lot: Unit: **6211 Rainier Ave S , Seattle 98118**Property Sub Type: **Vacant Land**

Status: **Active - 8/22/25** Acreage: **0.435 ac** List Price: **\$2,700,000**
 Listing #: **2424634** Lot Size: **18,935 sf**
 County: **King** DOM/CDOM: **3/317**

Style: **43 - Comm/Industrial** Area: **380**
 Project: Community: **Hillman City**
 Zoning: **LR3 RC (M)** Map:
 Grid:

School Information

Sch District: **Seattle**
 Elementary: **Buyer To Verify**
 Jr. High: **Buyer To Verify**
 High Schl: **Buyer To Verify**

Assessment Fees

Tax Year: **2025**
 Annual Taxes: **\$26,149**
 Sr. Exemption: **No**
 Assessment:

BBC: **1.0%**

BBC Comments:

Property Details

Gas: **Available**
 Sewer: **In Street**
 Water: **In Street**
 Topography: **Level**
 Docs Available: **See Remarks**
 Restrictions: **See Remarks**
 HOA Dues Incl:
 View: **Territorial**
 Lot Details: **Corner Lot, Curbs, Paved Street, Sidewalk**
 Improvements: **Cable TV Available, Fenced-Partially**
 Community Features:
 Terms:
 Road Information: **County Maintained, County Right of Way, Paved**

Septic Information

Septic System Type: Septic Design Applied For:
 Soils Feasibility Avail: Septic Design Apprv Dt:
 Soil Test Date: Septic Design Expire Dt:

Directions: **GPS works great. Corner of Graham St and Rainier Ave S. SIGN COMING.**

Features:

Marketing Remarks: **Hillman City Area - Nice and flat vacant lot is huge - Nearly 19,000 square feet. Great corner lot has excellent visibility. Has zoning for commercial, multi-family, business, many uses - Zoning LR3 RC (M) - Buyer to verify. High traffic area with public transportation - on regular bus routes. Improved roads on two sides and very busy fully improved intersection. Also has had many temporary businesses over the years that rent space. Corner of Graham St and Rainier Ave S. Water, sewer, power, phone and cable in the street. This lot has enormous potential. Great opportunity! SIGN COMING**

Offers: **Seller intends to review offers upon receipt**