



Asking Price

\$1,065,000

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Land for Sale

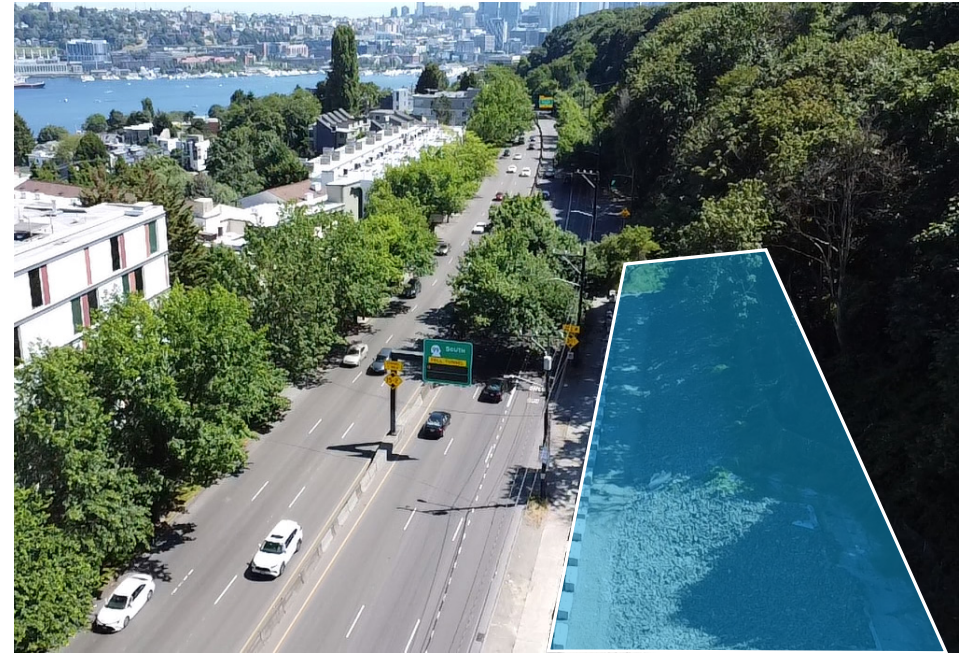
Development Opportunity

2451 - 2473 Aurora Ave N

- Two lots total ±19,723 SF
- Parcel Numbers: 352890-1186 & 352890-1185
- Zoning: C1 - 55 (M)
- Potential to assemble subject parcels with parcel to the north (Parcel #: 352890-1187 | additional 5,763 SF)
- Buildings are now demoed, but former building slabs remain for grandfathered redevelopment
- 3.75 FAR allows for flexible redevelopment options with a wide variety of permitted uses
- Close to RapidRide bus line to Downtown

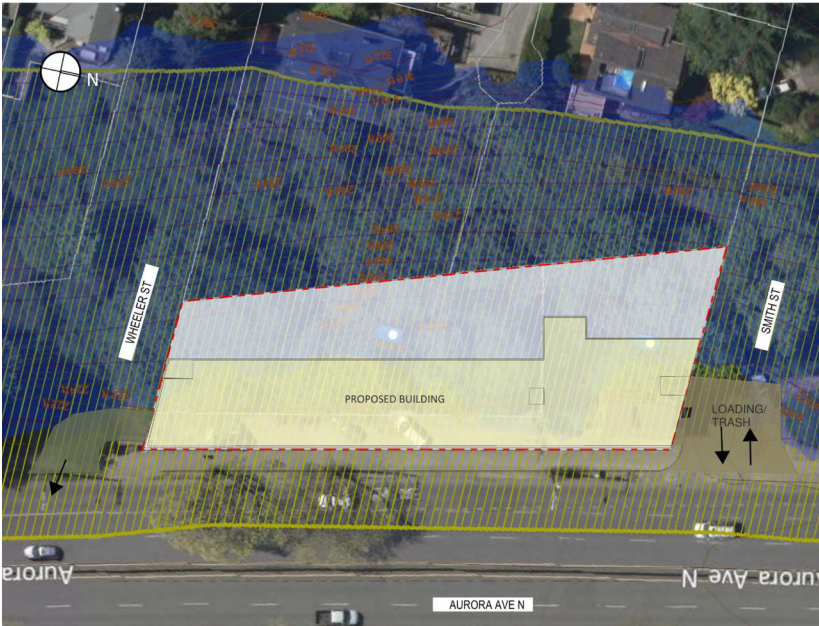
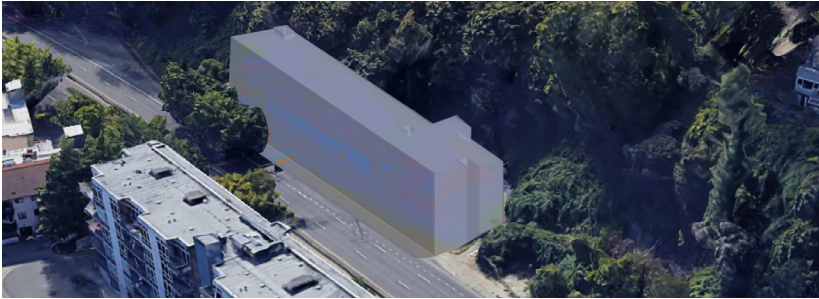
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High visibility location with 229' of frontage off Hwy 99 in popular Queen Anne Neighborhood with daily traffic counts exceeding 102,000 cars per day.



2451 - 2473 Aurora Ave N

Architect Massing Study

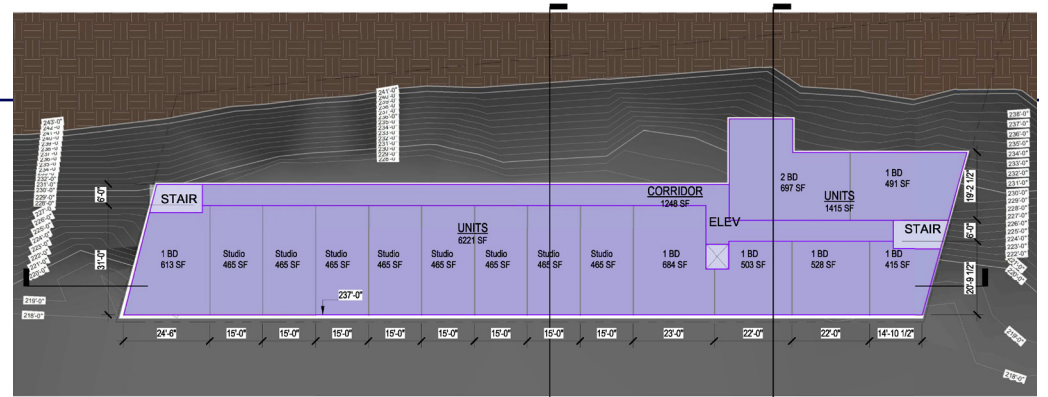


GROSS FLOOR AREA

Level	Floor Area
B1	9,398 SF
Level 1	8,451 SF
Level 2	9,171 SF
Level 3	9,171 SF
Level 4	9,171 SF
Level 5	9,171 SF
Level 6	9,171 SF
Grand Total	63,704 SF

Contour Lines

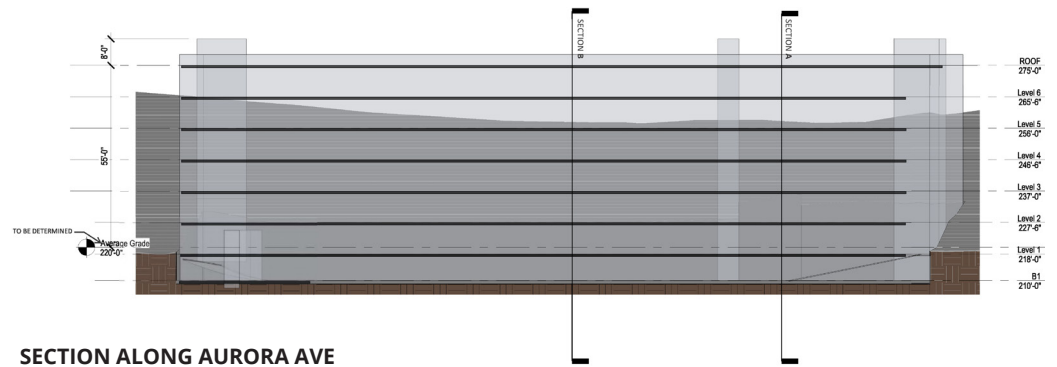
- 10ft. contour
- 2ft. contour
- 2ft. contour
- Parcels
- Steep Slope (40% average) - ECA1
- Potential Slide Area - ECA2



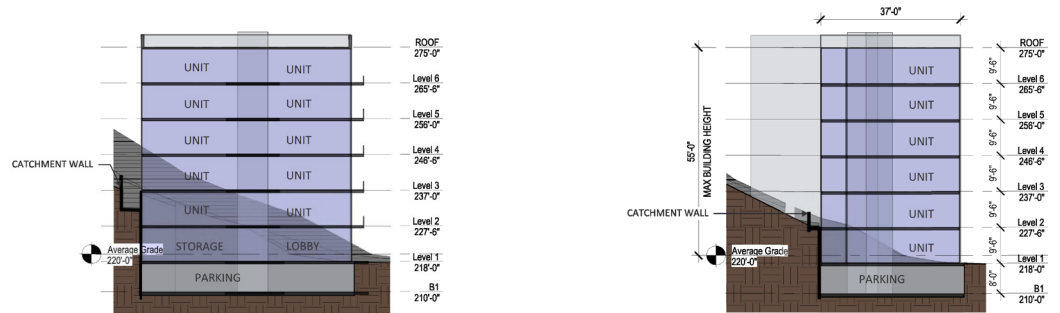
LEVEL 3 - L2-L4-L6 SIM

LEVEL 2-6 GFA

Room Name	Area
Corridor	1,248 SF
Units	7,635 SF
Efficiency: 83%	



SECTION ALONG AURORA AVE



SECTION A

SECTION B

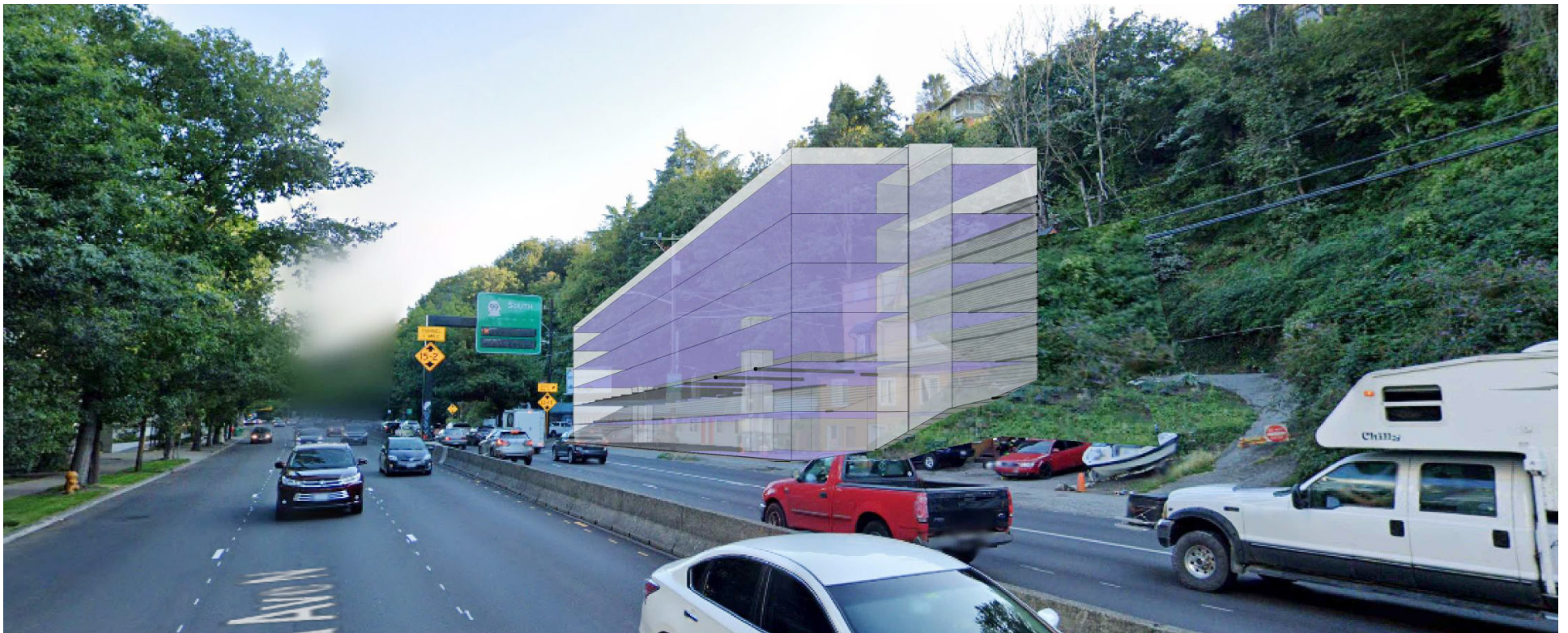
2451 - 2473 Aurora Ave N

Note: This feasibility study is based on a preliminary review of the jurisdiction's property records and zoning code with no survey provided. Actual conditions including, but not limited to lot boundaries, easements, grades, utilities and right of way conditions can result in a different development yield. Further review and clarification of zoning parameters may be required which may result in a different development yield.

		2451 Aurora Ave N	2473 Aurora Ave N	Combined
Parcel no.		3528901186	3528901185	
Jurisdiction	Seattle			
Land Use District	CI-55 (M) (adopted 2019)			
Height Limit	Commercial 1 with a 55 foot height limit, M=Mandatory Housing Affordability			
Overlay Zoning	None			
Airport Height Overlay		Outer transitional surface	Outer transitional surface	
Urban Village Overlay	None			
MHA Fee areas	Medium			
Parking Flexibility Area	Maybe eligible for reduced parking	Yes	Yes	
Design review - full design review required	A.1: abutting SF zone B.2: 8,000 - 35,000 SF - Administrative design review B.3 35,00 SF above - full desing review			
Design review Equity area	No			
40% steep slope		Yes	Yes	
Potential slide		Yes	Yes	
Shoreline Environment:	No			
Floodplain:	No			
Opportunity zone	No			
Max FAR	3.75			
Min FAR	2.00			
Lot size sqft - approximate only. per KC Assessors Website		13,563 SF	6,160 SF	19,723 SF
Restrictive Size Shape		No	Yes	
Site area (per KC) X max FAR (SF)		50,861.25 SF	23,100 SF	73,961 SF
23.47A.004 Permitted Uses	Both Parcels are CI-55(M)			
C.2. Eating and Drinking Establishments	Permitted			
C.3. Entertainment	Permitted			
C.6. Lodging Uses	Permitted			
C.8. Offices	Permitted - may be limited to up to 1 FAR or 35,000 SF <i>Office uses in CI and C2 zones are permitted up to the greater of 1 FAR or 35,000 sf as per 23.47A.010.D. Office uses in CI and C2 zones are permitted outright with no maximum size limit if they meet the standards identified in subsection 23.47A.010.D.</i>	35,000 SF	35,000 SF	70,000 SF
C.10. Sales and Services, General (2)	Permitted			

2451 - 2473 Aurora Ave N

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E = Institutions	Permitted			
F. Live-Work Units	Permitted			
G. Manufacturing Uses	Permitted			Except heavy manufacturing
H. Parks And Open Space	Permitted			
I. Public Facilities	Not permitted outright			
J. Residential Uses	Permitted			Except Congregate Residences, Residential uses may be limited to 20 percent of a street level street-facing facade pursuant to subsection 23.474A.005.C.
K.3. Warehouses	Permitted	25,000 SF	25,000 SF	50,000 SF



2451 - 2473 Aurora Ave N

Amenities and Transportation Map

Restaurant/Café

- | | |
|---------------------------------|---------------------------|
| 1 • Canlis | 12 • Just Poke |
| 2 • 206 Burger
• Zeeks Pizza | • La Pasta Seattle |
| 3 • Botteco Brazil | • Domani Pizzeria |
| • Byen Bakeri | • Betty New American |
| • Thai Fusion | |
| 4 • Two Kick Coffee | 13 • 5 Spot Restaurant |
| 5 • Queen Ca Phe | • Olympia Pizza |
| • Eden Hill | 14 • Cyber Pizza |
| • Caffe Ladro | • Chennai Express |
| • Homegrown | |
| 6 • How to Cook a Wolf | 15 • Tea King |
| • Grappa Mediterranean | 16 • MotherIndia Cuisine |
| • Orrapin Thai Cuisine | 17 • Sugar Mountain |
| • Ikiki Sushi & Bar | 18 • Box Lunches Seattle |
| 7 • Bounty Kitchen | 19 • China Harbor |
| • Cafe Hagen | 20 • Westlake Deli |
| 8 • Starbucks | 21 • Just Burgers Fremont |
| • Hilltop Ale House | 22 • Just Poke |
| • Isarn Thai Kitchen | • Evergreens |
| • El Mezcalito | • Cafe Turko |
| 9 • Big Max Burger Co. | • Milstead & Co. |
| • Zeeks Pizza | 23 • Schilling Cider |
| 10 • Emerald City | • Eve Fremont |
| • The Sushi Samurai | • Zap Verr |
| • Queen Anne Coffee | 24 • Palmi Korean |
| • Moonrise Bakery | • Steepologie |
| 11 • HeartBeet Cafe | • Lazy Cow Bakery |
| • Sully's Lounge | • Esters Enoteca |
| | • Lucky's Pho |

Grocery

- | | |
|-------------------------------|----------------------------------|
| 1 • Queen Anne Farmers Market | 4 • PCC |
| 2 • Trader Joe's | 5 • Fremont Sunday Street Market |
| 3 • Lyon's Grocery | |

