

2415
10th Ave E

FOR SALE
TOWNHOME DEVELOPMENT OPPORTUNITY

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
CAPITAL MARKETS



THE OFFERING

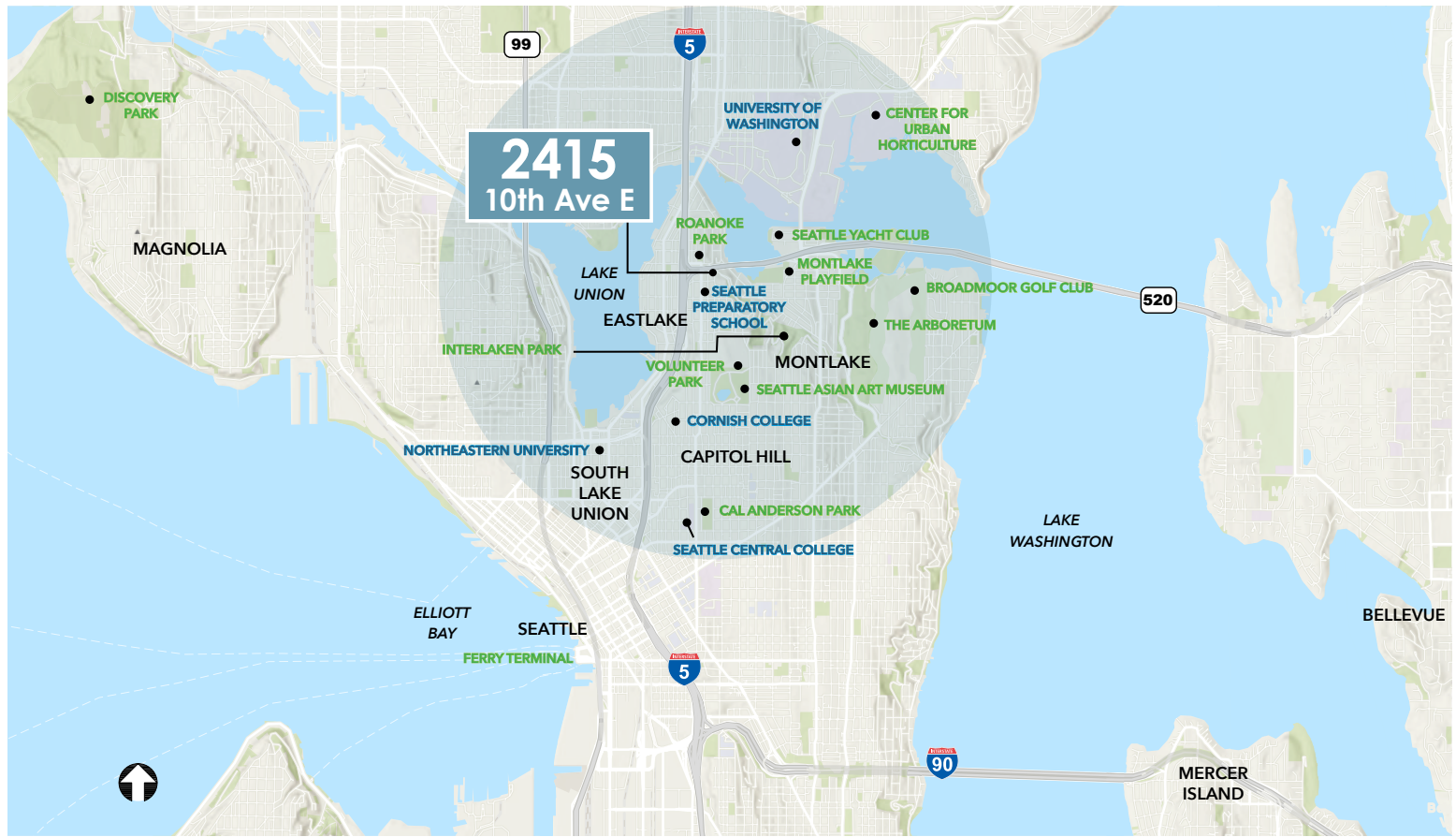
SALE PRICE | \$2,000,000

Lee & Associates Commercial Real Estate Services, LLC, is pleased to present the opportunity to acquire **2415 10th Ave E**, a prime townhome development site in Montlake. Situated on 10th Avenue E, between E Miller Street and E Roanoke Street, the site is immediately north of the iconic Roanoke bar and a short walk to the in-progress Roanoke Lid. The property is a few blocks west of Seattle Prep, and features great access to both sides of Lake Washington. It is a 5-minute drive to the University of Washington campus, 5-minute drive to downtown Seattle, and just 10 minutes from Bellevue.

The 6,925 square-foot parcel is zoned NC1-55 (M). Present ownership has explored a townhome development scenario with 7 units that average 1,428 SF and 7 parking stalls.



2415 10th Ave E is an opportunity to build townhomes in an affluent neighborhood that's just a 5-minute drive to downtown Seattle and 10 minutes to Bellevue.



LOCATION HIGHLIGHTS

The Montlake and North Capitol Hill area continues to attract buyers seeking smaller-scale, infill townhome and mixed-use development opportunities. With proximity to the University of Washington, Eastlake tech corridor, and downtown Seattle, the submarket benefits from a highly educated workforce, stable residential demand, and limited new supply due to neighborhood character and zoning restrictions.

With limited active listings and growing interest in low-density urban infill, this submarket remains a highly competitive target for smaller developers and local investors looking to deliver ownership housing in one of Seattle's premier submarkets.

PROPERTY DETAIL

ADDRESS	2413-2417 10th Ave E, Seattle, WA
PARCEL	191210-1190
LAND AREA	6,925 SF / 0.16 AC
ZONING	NC1-55 (M)
PROPOSED BUILDING	7 townhome units + 7 parking stalls
EXISTING BUILDING	5-plex built in 1957

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FOR MORE INFORMATION

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