

SODO DEVELOPMENT SITE

FOR SALE

26,640 SF Land
27,690 SF Building

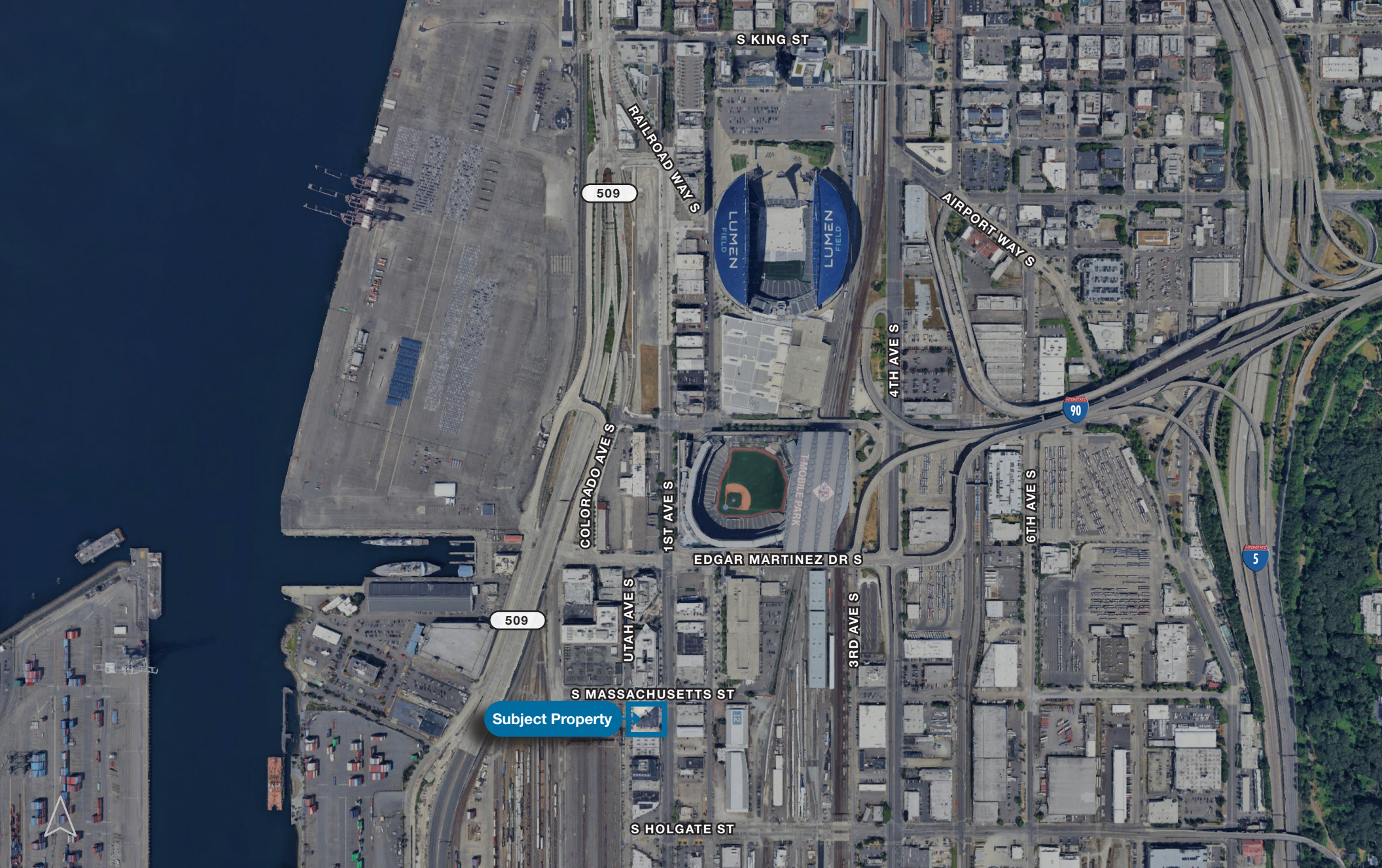
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PROPERTY DETAILS

ADDRESS 1701 1st Avenue S, Seattle, WA 98134

BUILDING SIZE 27,690 (3 floors), 0.611 acres

LOT SIZE 26,640 SF

ZONING Urban Industrial (UI U/85);
Stadium Overlay

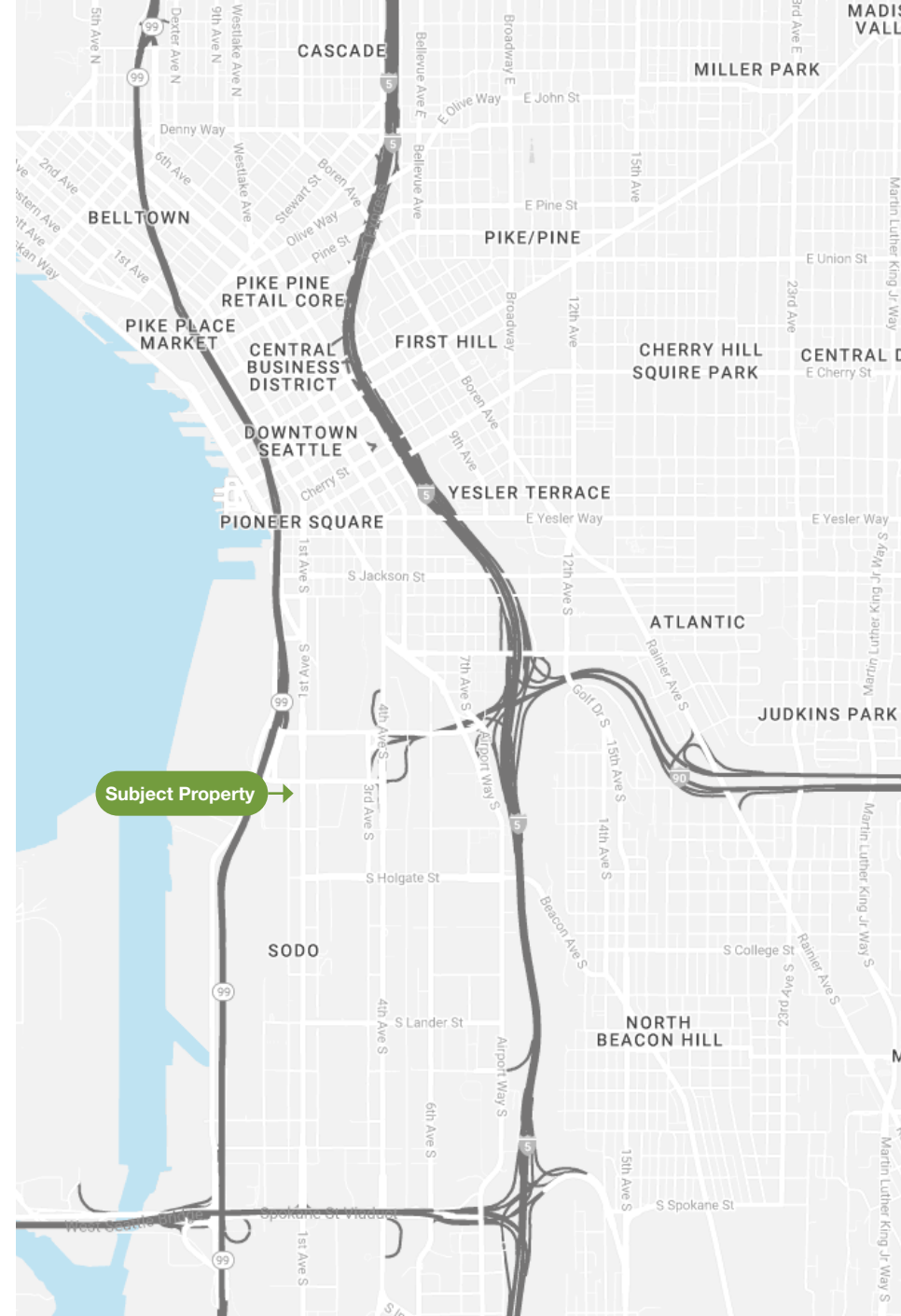
LOCATION One block south of T-Mobile Field.
Immediate access to downtown
Seattle, I-90, SR-99, & I-5.

INCOME The property owner contracts out
parking services to Republic Parking
NW and splits the parking revenues
50/50 with them. The average annual
total parking revenues equal \$156,000.

Currently one tenant leases the entire
building at a monthly rent \$14,768/
mo, NNN, with a lease expiration of
09/30/25.

PROPERTY TAX (2025) \$54,773.58

CURRENT PARKING 90 Stalls



ZONING



ZONING UI U/85

- Urban Industrial (UI U/85)
- 85' height limit
- FAR = 4.5
- In the Stadium Transition Area Overlay District

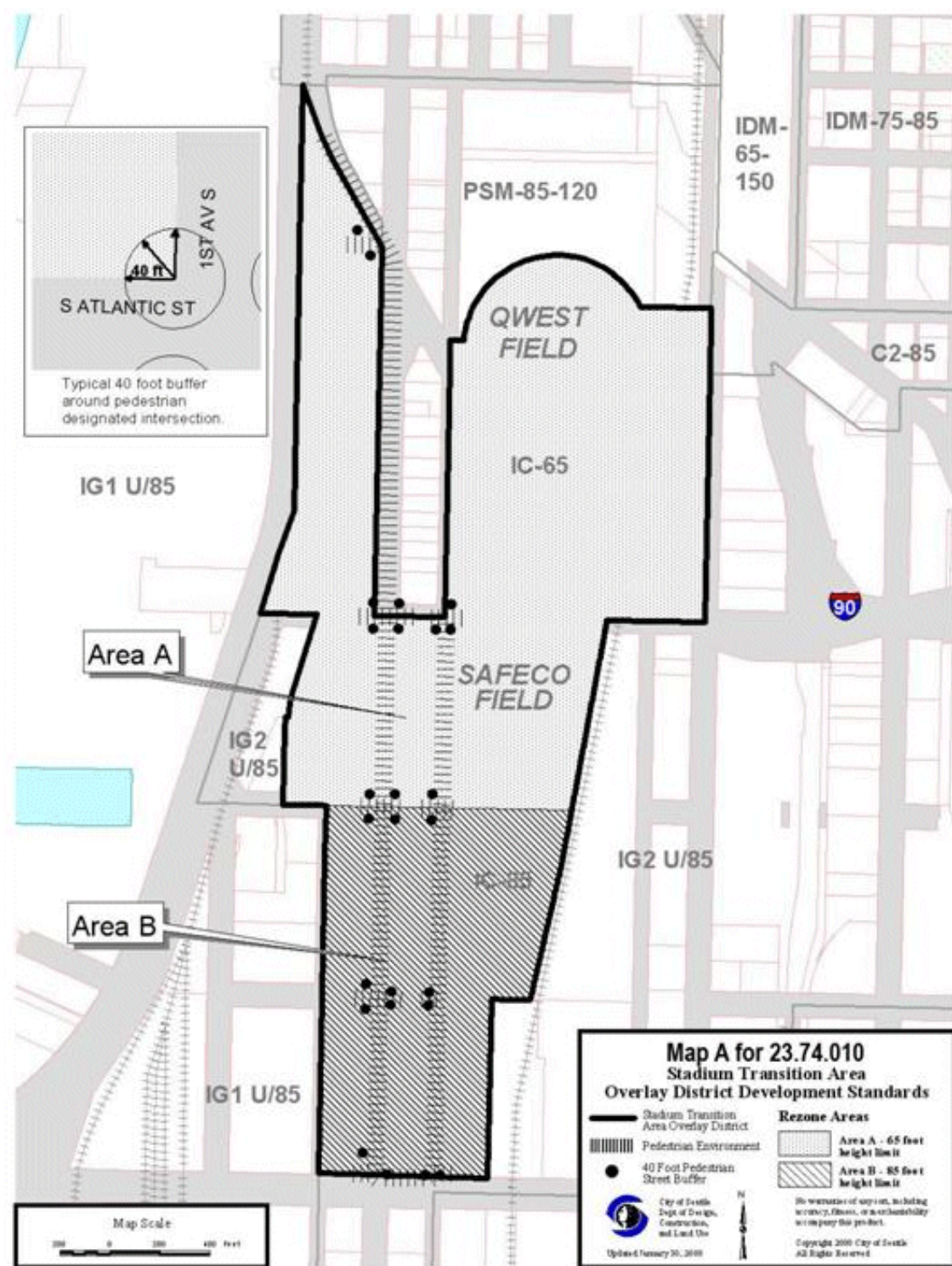
[Link to New Zoning Ordinance](#)

[Link to Stadium Overlay Area Ordinance](#)



ALLOWABLE USES

- Lodging
- Office, Flex, Lab/R&D
- Medical
- Industrial
- Restaurants
- Retail
- Self-Storage
- Manufacturing
- Other



1701 1ST AVE S | SEATTLE, WA

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