

Cross Property Client Full

1234 NE 145th St, Shoreline, WA 98155

MLS#: 2306061

Status: **Active**

LP:

\$695,000

Area: 720 - Lake Forest Park

County: King

Commtly: Shoreline



Marketing Remarks

Shoreline, Outstanding location. Fix up and Rent as is or Re-develop. What an opportunity-priced for a quick sale! Future zoning MUR-70 (mixed-use residential) Build to 7 stories; see exciting 145th St Station Subarea Planned Action. Business, Office, Residential Uses allowed! Just steps to public transit. Great rehab project - cosmetic mainly. Currently 2 story but w/ future zoning, far more opportunities. New owner needs to apply for change of use fitting their purposes - many allowances available to choose from - buyer to verify permitted uses with City. Buyer to verify actual size of the building and lot. 2024 as-built attached to listing. Includes fenced yard! Sold as-is/where-is. Selling price reflects fast closing. NO SIGN YET.

Offers: Seller intends to review offers upon receipt

General Information

Prop Type: **Commercial**

Sub Prop: **Commercial Industrial**

Lot #: **1**

Lot Size: **.130 ac/5,654 sf**

BSF: **3,508**

OSF:

WSF:

Map Book:

Gd/Map: , Yr Built: **1949**

Compensation: **2.5%**

BBC Comments:

Directions: **Please use GPS to map the address. NO SIGN AT PROPERTY YET.**

Listing Information

Ann Taxes:

Tax Year:

Seller Disclosure Statement: **Exempt**

First Refusal: **No**

Seller's Concess:

Site Information

Cvr Prk:

Uncvr Prk: **6**

Tpgrphy: **Level**

Zon Class: **Business, Commercial, Multi-Family, Office, Residential, See Remarks**

Zon Jur: **City**

Building Information

Dues: **\$0.00**

Bld Cond: **Fixer**

Style Code: **60 - Comm Bldg Und 10K**

Roof: **Composition**

Foundation: **Poured Concrete**

Sewer: **Sewer Connected**

Exterior: **Wood**

Ceil Hght:

Energy: **Electric**

Heating: **Baseboard, Wall**

Floor Cvr: **Vinyl Plank**

Utility Information

Water Src: **Public**

Wtr Co: **Shorline - north city**

Sewer Co: **City of Shoreline**

Pwr Co: **Seattle City light**