



# FOR SALE

## 18624 Reder Way, Bothell WA 98011

### CONTACT INFORMATION:



**Melissa Johnson**  
Director

KW Commercial  
GSA MC1 LLC

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(425) 765-3568





522

522



Bothell Library

SIX/OAKS  
APARTMENTS & RETAIL

POP KEENEY STADIUM



Bothell Historical Museum

527



EvergreenHealth



Mcmenamins

527

amazonlocker

Property Location  
(Minutes From Hwy 522)





# OFFERING SUMMARY

**KW Commercial GSWA MC1 LLC  
IS PLEASED TO PRESENT: 18624 Reder Way**



## PROPERTY HIGHLIGHTS:

- **ZONING:** Bothell DT (Downtown Transition)
- **COUNTY:** King
- **PERMITTED USES:** Including Multi Family, Business & Personal Services, Civic & Cultural, Office, Lodging, Home Occupation.
- As a Buyer, you could tear down buildings and build your own approved/permitted use.
- Building height for redevelopment: 3-Stories/35 Feet
- Surrounded by Multi Family Residence, Commercial, Grocery Stores, Shopping and so much more!
- Minutes from Hwy 522.
- Property is not vacant. Tenants still reside on property.
- Bring Vision!

**Welcome to Bothell!**

# TERMS OF THE OFFERING

Property Address

18624 Reder Way  
Bothell , WA 98011

Asking Price

**\$1,600,000.00**

Cash Offers Preferred OR;

Approved Financing





- Currently set up as Multi Family Units.
- Bring your Vision for Redevelopment
- Property is not vacant.





# Parcels Information

**615 Cedar Ave  
Marysville, WA 98270**

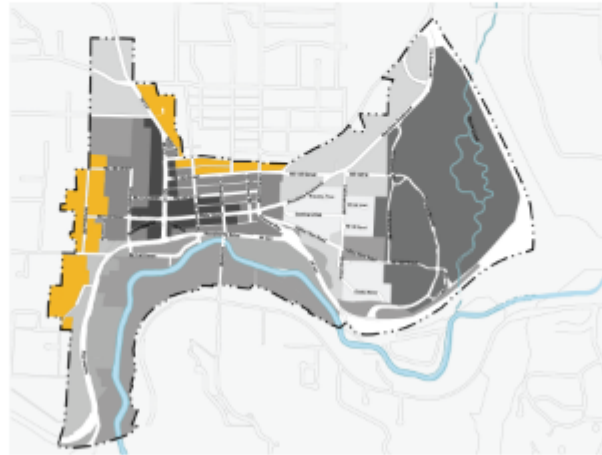
## Parcel Information

<b>Parcel #:</b>	<b>Parcel: 0970000125 (9,730 sf) 0.22 Acres</b>
<b>OWNERSHIP:</b>	<b>Noel Family LLC</b>
<b>ADDRESS:</b>	<b>18624 Reder Way Bothell, WA 98011</b>
<b>ZONING:</b>	<b>Bothell – DT (Downtown Transition)</b>
<b>UTILITIES:</b>	<b>Utilities on Site</b>
<b>ASSESSMENT:</b>	<b>Total Value: \$916,000.00</b>
<b>MARKET VALUE:</b>	<b>Total Value: \$1,600,000.00</b>



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



**12.64.103 Downtown Transition District Requirements.**


---: not permitted	n/a: not applicable as indicated	not required: these elements are not required as indicated
permitted: these elements are allowed by right unless otherwise specified in BMC <a href="#">12.64.201 Building Use</a>		
required: these are required elements of all new development as indicated.		
<b>(C1):</b> 0 ft side yard setback is permitted only if the side yard setback on the abutting property is 0 ft or larger than 10ft		

A. District Charts.

[12.64.100 Districts Map | Bothell Municipal Code](#)

## MUNICIPAL CODE

12.64.200 Site Development Regulations	District Requirements
<b>12.64.201 Building Use</b>	
A. Retail	
1. Pedestrian Oriented Retail	---
2. Neighborhood Center Retail	---
3. Business & Personal Services	permitted
4. Auto-Oriented Retail	---
5. Corner Store Retail	---
B. Civic & Cultural	permitted
C. Office	permitted
D. Lodging	permitted
E. Residential	
1. Multi-Family w/ Common Entry	permitted
2. Multi-Family w/ Individual Entry	permitted
3. Detached Single Family Housing	permitted
4. Manufactured Homes	---
5. Home Occupation	permitted
<b>12.64.202 Building Height</b>	
minimum height	2 floors & 20 feet
maximum height	3 floors & 35 feet





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Bothell, WA 98011

**EXCLUSIVELY LISTED BY:**

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Director

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**FOR ADDITIONAL INFORMATION CONTACT:**

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**Director**

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*Each Keller William Office is independently owned and operated*



*The information contained in this OFFERING Memorandum has been obtained from sources we believe to be reliable. However, KW Commercial GSWA MC1 LLC has not and will not verify any of this information, nor have they conducted any investigation regarding these matters. KW Commercial GSWA MC1 LLC makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.*

*As the Buyer, it is your responsibility to independently confirm the accuracy and completeness of all material information before completing any sale and purchase. This OFFERING Memorandum is not a substitute for your thorough due diligence investigation of this opportunity. KW Commercial GSWA MC1 LLC denies any obligation to conduct a due diligence examination of this property for Buyer. Any projections, opinions, assumptions or estimates used in this OFFERING Memorandum are for example only and do not represent the current or future performance of this property. The value of a property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal and construction advisors should conduct a careful, independent investigation of any property to determine to your satisfaction with the suitability of the property for your needs.*

*Like all real estate investments, Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenants. Buyers are responsible for conducting their own investigation of all matters affecting the intrinsic value of the property.*

*Accepting this OFFERING Memorandum, you agree to release KW Commercial GSWA MC1 LLC and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.*

## Disclaimer