

FOR SALE

SHORELINE LAND

1116 N 165TH STREET, SEATTLE, WA 98133



OFFERING SUMMARY

Sale Price: \$3,295,000

Available SF:

Lot Size: 24,790 SF

Building Size: 1,815 SF

Zoning: MB

Market: Shoreline

Price / SF: \$1,815.43

PROPERTY OVERVIEW

Large lot with limited access on Aurora Avenue North and frontage on N 165th Street with additional access and frontage on the utility road to the east. One industrial building of 1,815 SF currently used as an automobile service facility.

PROPERTY HIGHLIGHTS

- Development Site or Owner/User Property
- 24,790 SF of Land
- 1,815 SF Industrial Building
- Zoned MB



DAVID HALL, CCIM, CPM CANDIDATE

206.381.3883 x107

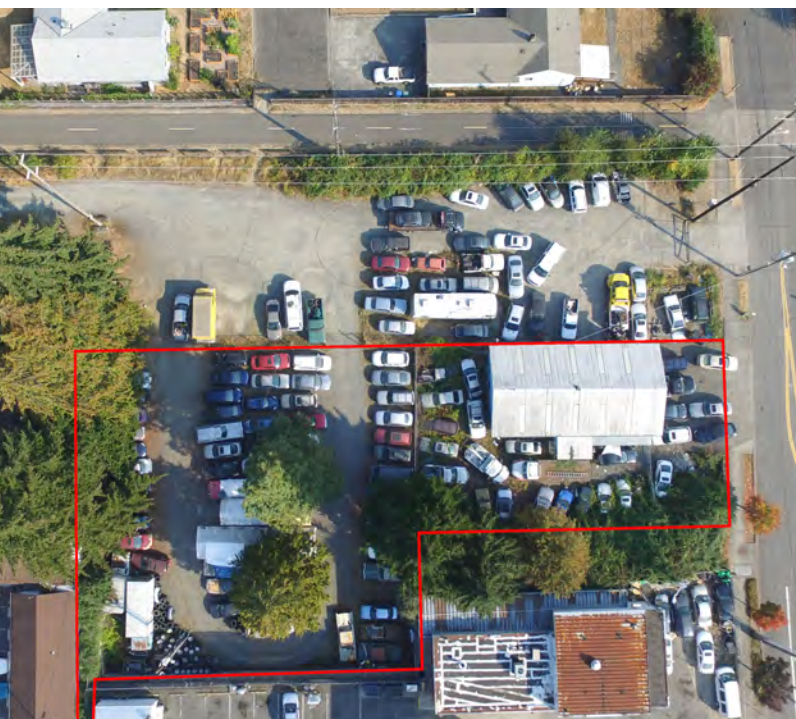
david@corecommercialproperties.com

CORE Commercial Properties, Inc. | 10 East Allison Street | Seattle, WA 98102 | 206.381.3800 | corecommercialproperties.com

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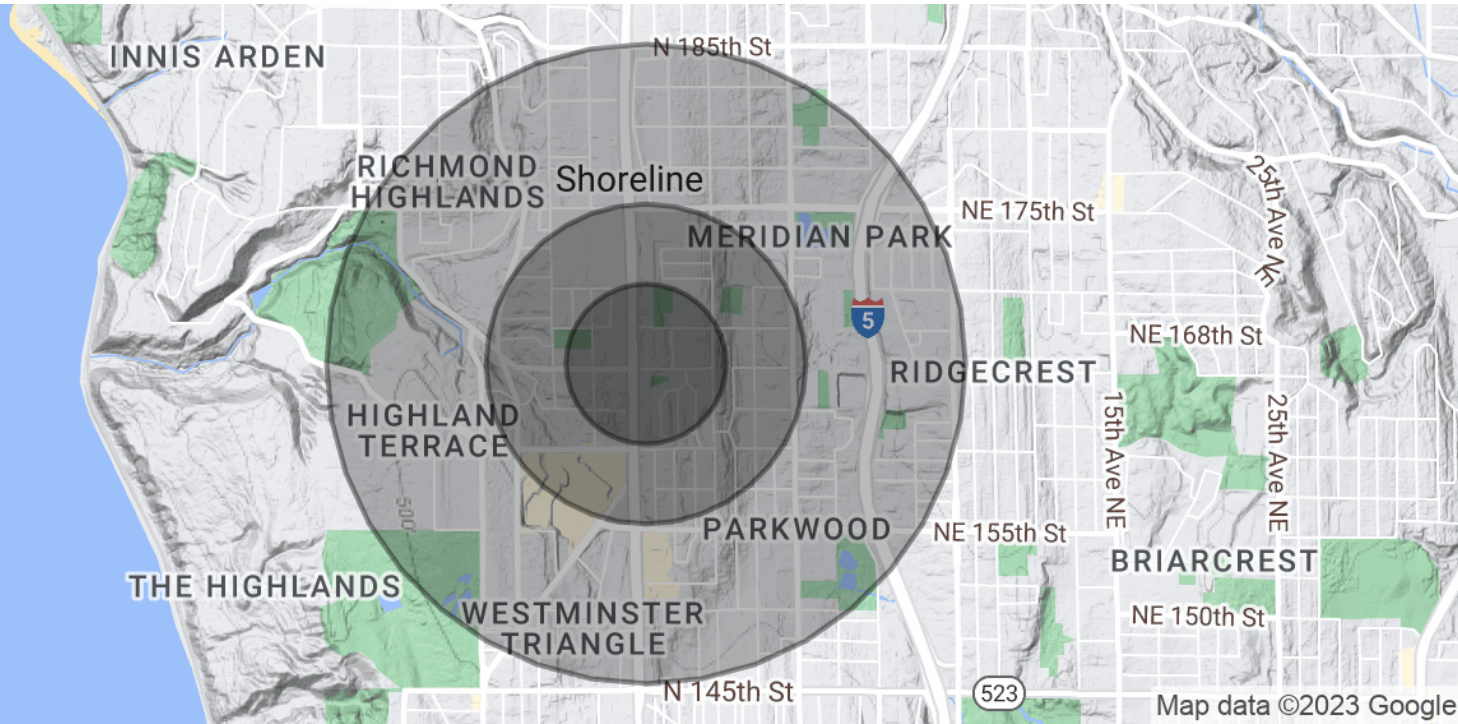
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

| | | | |
|----------------------|-------|-------|--------|
| Total Population | 1,007 | 3,799 | 15,201 |
| Average Age | 44.2 | 43.5 | 41.8 |
| Average Age (Male) | 41.5 | 39.9 | 40.2 |
| Average Age (Female) | 45.9 | 47.5 | 44.2 |

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

| | | | |
|---------------------|-----------|-----------|-----------|
| Total Households | 437 | 1,583 | 5,881 |
| # of Persons per HH | 2.3 | 2.4 | 2.6 |
| Average HH Income | \$102,546 | \$104,355 | \$107,706 |
| Average House Value | \$572,397 | \$556,014 | \$582,254 |

* Demographic data derived from 2020 ACS - US Census



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