

9412 15TH AVENUE NE, SEATTLE, WA

RELIGIOUS/EDUCATIONAL PROPERTY FOR SALE

MAPLE LEAF NEIGHBORHOOD
NORTHEAST SEATTLE

17,650± SF | 1.54± AC

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

9412 15TH AVENUE NE • SEATTLE, WA

property highlights

EXECUTIVE SUMMARY

Foundry Commercial is pleased to offer the property located at 9412 15th Avenue Northeast in Seattle, WA. The property contains two buildings, a church and a residence, totaling 17,650± square feet. The sanctuary of the church has a capacity of 425, while the fellowship hall can hold 175.

CURRENTLY REQUESTING OFFERS

1.54± ACRES

MAPLE LEAF SECTION

The property is located in the Maple Leaf section of Seattle, WA. Maple Leaf is a mostly residential neighborhood located in northeast Seattle.

NEARBY

CLOSEBY TO NORTHGATE

Less than a mile from I-5 with easy access to the Northgate area for shopping and dining.



PROPERTY SUMMARY

ADDRESS

9412 15th Avenue NE
Seattle, WA 98115

COUNTY

King County

PARCELS

510140-4430
510140-4436

SQUARE FOOTAGE

15,230± SF Church
2,420± SF Single-Family Residence

SITE SIZE

1.54± AC

PARKING

64 Paved Spaces

ZONING

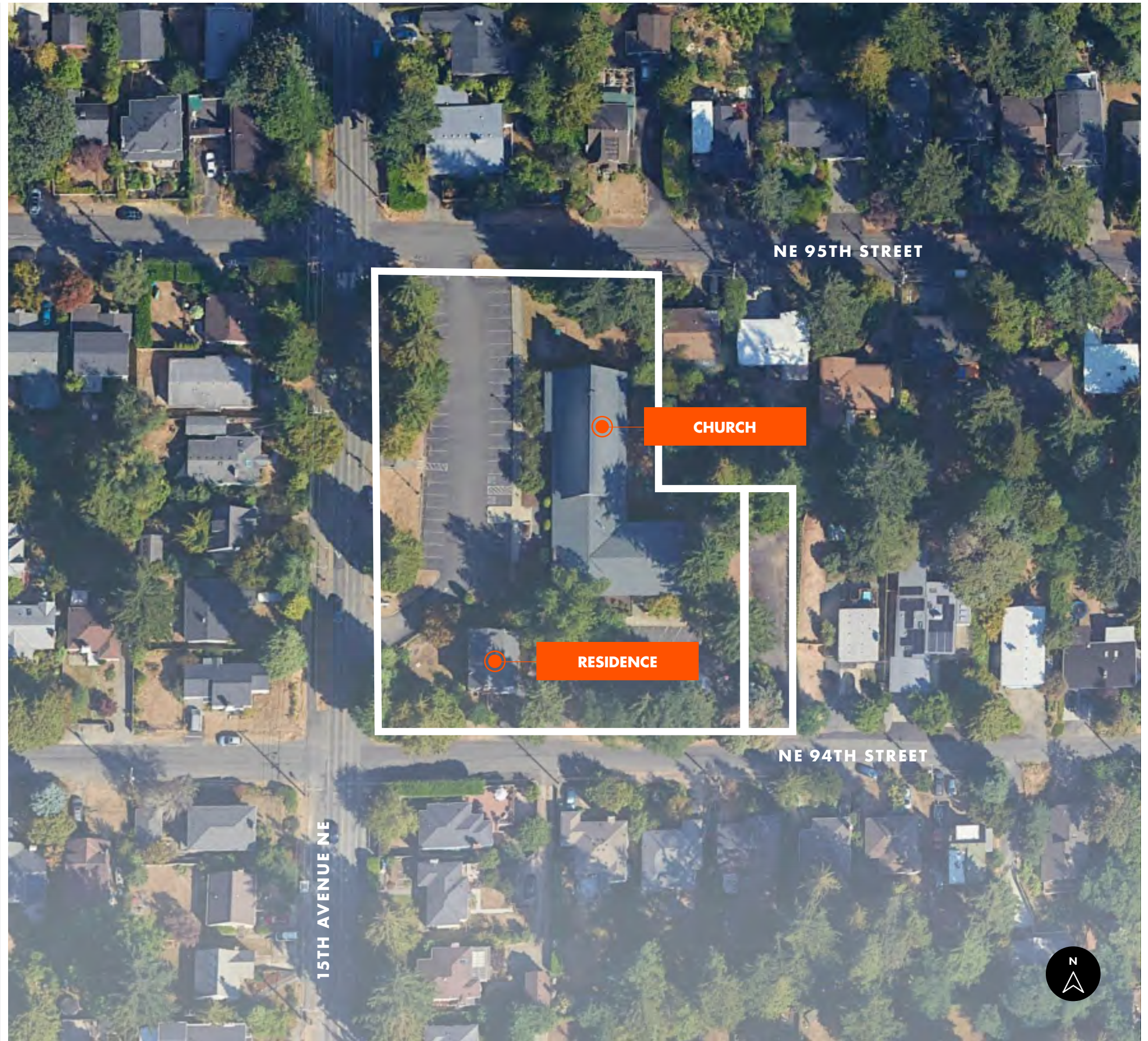
Neighborhood Residential 3

CURRENT LAND USE

Church/Welfare/Religious Service

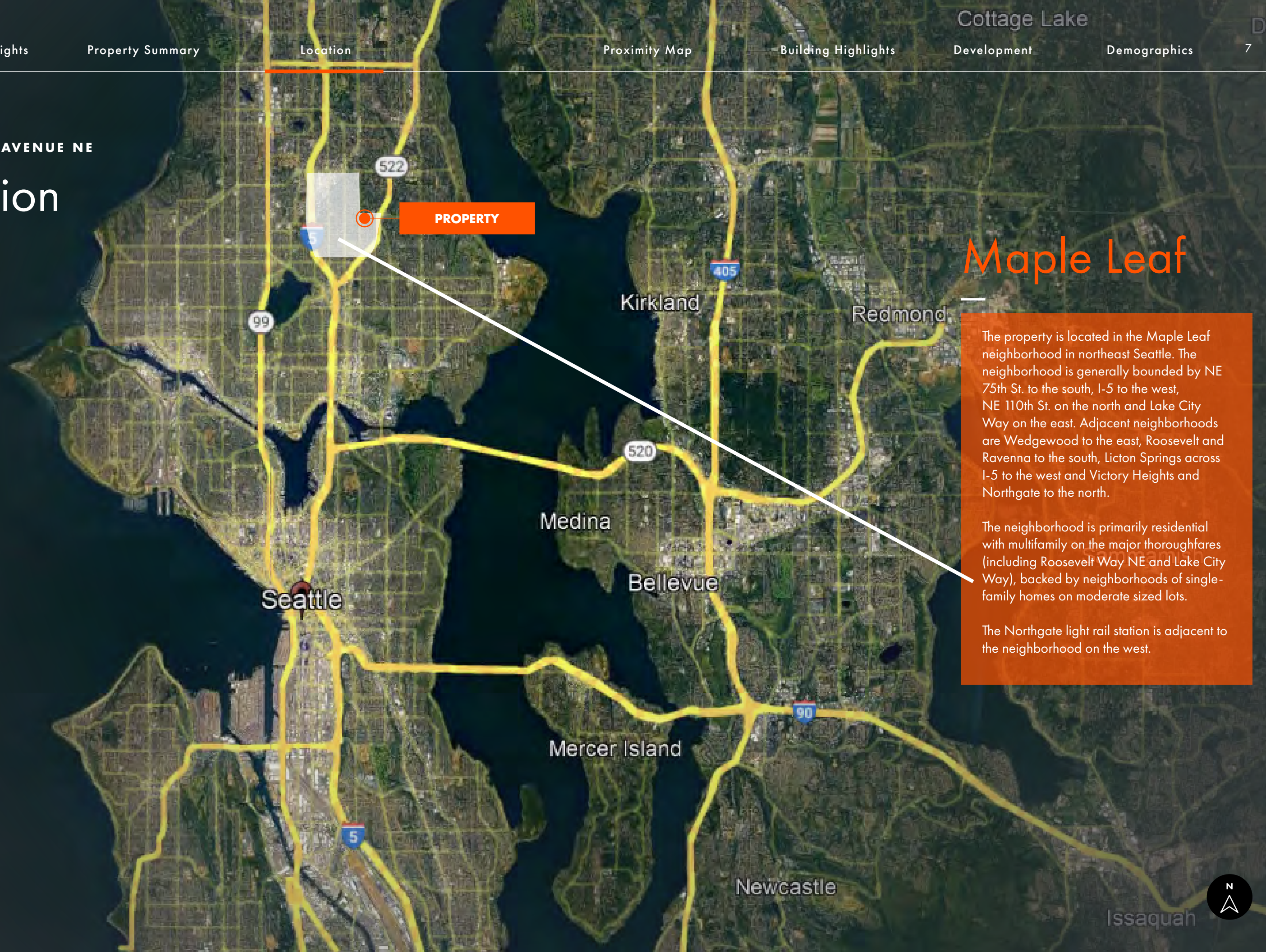
PRICE

Call for Details



9412 15TH AVENUE NE

location



PROPERTY

Maple Leaf

The property is located in the Maple Leaf neighborhood in northeast Seattle. The neighborhood is generally bounded by NE 75th St. to the south, I-5 to the west, NE 110th St. on the north and Lake City Way on the east. Adjacent neighborhoods are Wedgewood to the east, Roosevelt and Ravenna to the south, Licton Springs across I-5 to the west and Victory Heights and Northgate to the north.

The neighborhood is primarily residential with multifamily on the major thoroughfares (including Roosevelt Way NE and Lake City Way), backed by neighborhoods of single-family homes on moderate sized lots.

The Northgate light rail station is adjacent to the neighborhood on the west.



9412 15TH AVENUE NE

proximity map

UW MEDICAL CENTER NORTHWEST



BARNES & NOBLE



NORDSTROM

rack



FIVE GUYS
BURGERS and FRIES



SACAJAWEA ELEMENTARY SCHOOL



THE PROPERTY



JANE ADDAMS MIDDLE SCHOOL



NATHAN HALE HIGH SCHOOL

522



522

NEIGHBORHOOD SHOPS & RESTAURANT DISTRICT

MAPLE LEAF RESERVOIR PARK

DAHL PLAYFIELD

MATTHEWS BEACH PARK

SAND POINT COUNTRY CLUB





9412 15TH AVENUE NE

building highlights

CHURCH

- The property has primary frontage along 15th Avenue NE, as well as secondary frontage on both NE 94th and NE 95th Streets, providing access to the parking from all three streets.
- Large foyer, sanctuary (capacity 425) , fireside room with large fireplace, offices, a nursery, and library occupy the main level.
- The daylight basement level includes a fellowship hall (occupancy 175), several small offices, classrooms, a storage area, and a large kitchen.

RESIDENCE

- The 3-bedroom, 1.5 bath residence is located on the southwest portion of the property, with frontage on both 15th Avenue NE and NE 94th Street.
- The main level includes a living room, dining room, kitchen, den, and half bath.
- The upper level contains three bedrooms and a full bath.
- The daylight basement is unfinished.





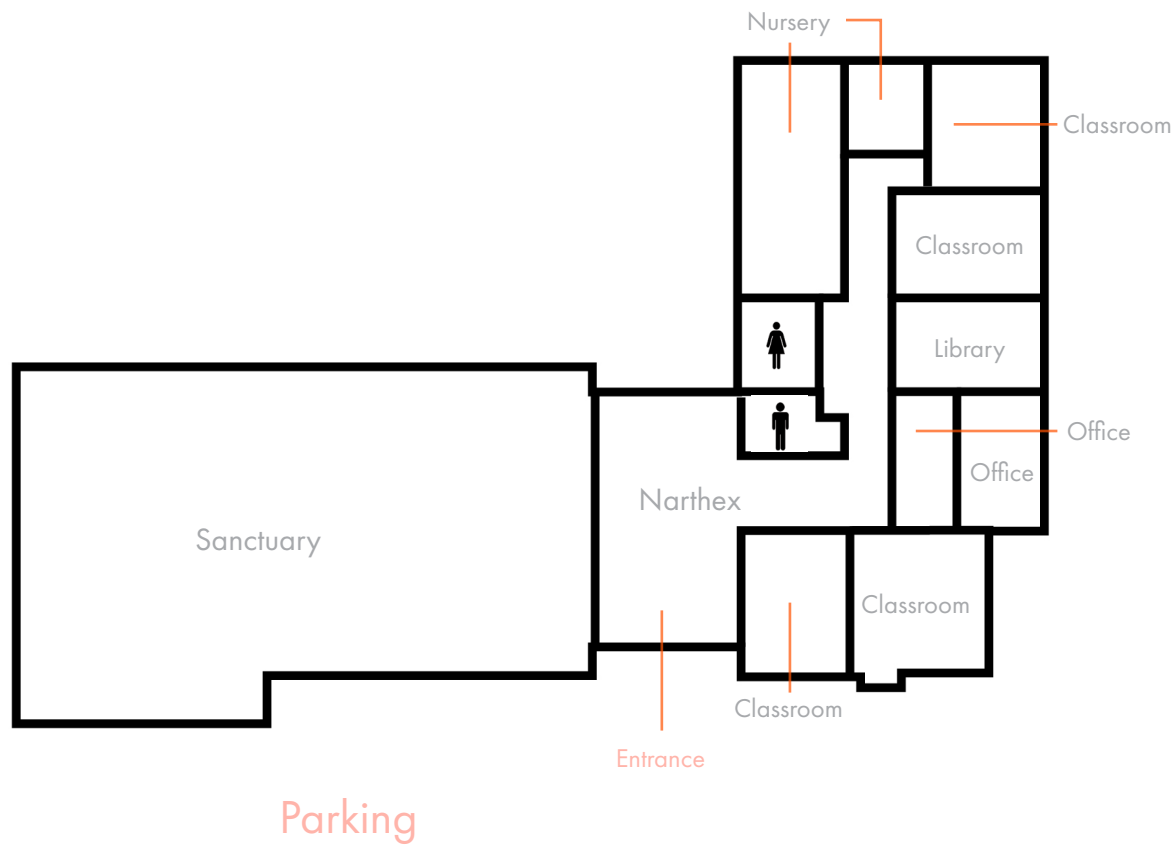
9412 15TH AVENUE NE

church floor plan

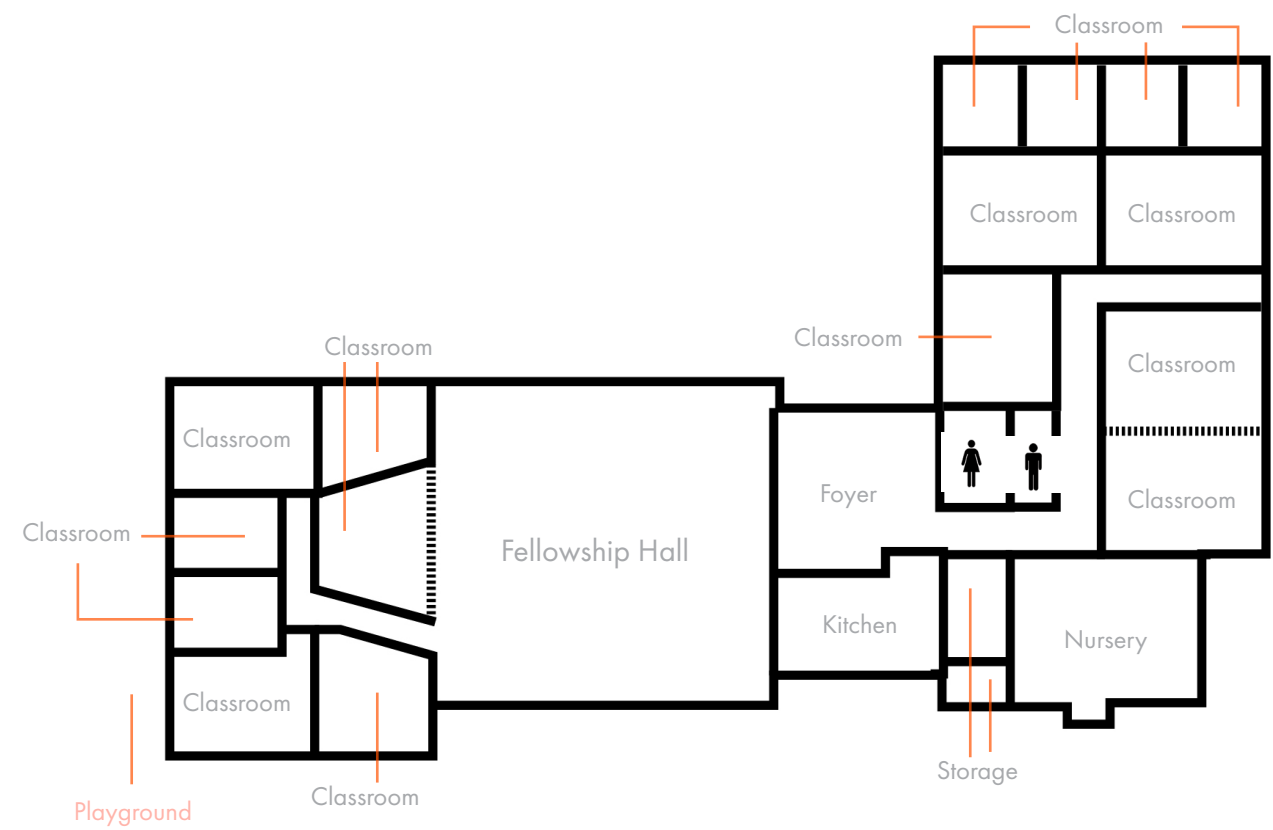


more details

For additional information on architectural plans and parcel survey, please scan QR code.



upper level



lower level



NR3

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development opportunity

Minimum lot size (square feet)

Minimum land area required to create a new lot

5,000

Dwelling Units Allowed

Number of homes allowed on a site

1 principal and 2 accessory dwelling units per lot

Maximum Density

Effective maximum density at minimum lot size (principal units and ADUs)

1 under per 1,667 sq ft of lot area

Floor Area ratio (FAR)

Ratio of maximum building floor area to lot area

Effective FAR for a 5,000-square-foot site: 1
• 0.55 FAR without ADUs | 0.75 FAR with one ADU | 0.95 FAR with two ADUs

Lot Coverage

Percentage of the lot that can be covered by structures

35 percent for lots 5,000 sq ft or larger. 1,000 sq feet plus 15 percent lot area otherwise.

Height Limit

Maximum height from ground to the highest point of the structure

30 feet plus up to 5 feet for a pitched roof

Front Setback

Minimum distance from front lot line to building

Average of adjacent buildings or 20 feet, whichever is less

Rear Setback

Minimum distance from rear lot line to building

25 feet or 20 percent of lot depth, whichever is less

Side Setback

Minimum distance from side lot line to building

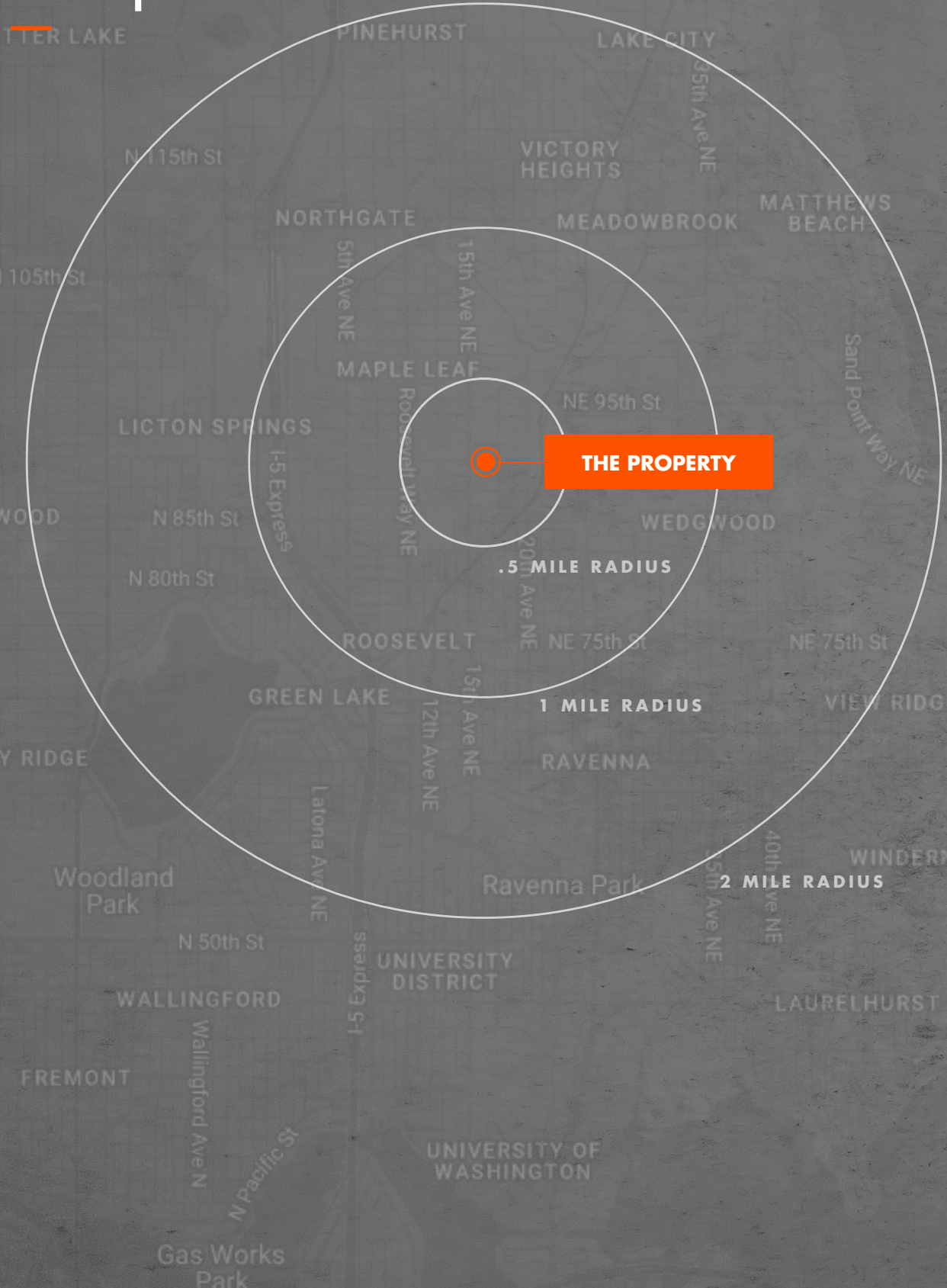
5 feet

WITHIN THE MAPLE LEAF NEIGHBORHOOD PLAN

1. The minimum lot size is 5,000 square feet (0.11 acres) in the property's NR3 zone.
2. The property's 67,082 square feet (1.54 acres) two-parcel site could be subdivided into 13 lots, with an average size of 5,160 square feet (0.12 acres).
3. With proper permitting, zoning also allows one AADU or DADU on each of the subdivided lots.

THE AREA

Maple Leaf NE Seattle



DEMOGRAPHICS

| | .5 MILE | 1 MILE | 2 MILE |
|-----------------------|-----------|-----------|-----------|
| EST. POPULATION '24 | 7,189 | 26,736 | 111,003 |
| PROJ. POPULATION '29 | +0.3% | +1.1% | +1.0% |
| AVG. HOUSEHOLD INCOME | \$204,433 | \$189,965 | \$185,168 |
| MEDIAN HOME VALUE | \$909,723 | \$907,414 | \$947,085 |
| MEDIAN AGE | 37.2 | 36.8 | 36.7 |
| TOTAL EMPLOYEES | 1,851 | 8,278 | 28,816 |
| EST. HOUSEHOLDS | 3,077 | 11,819 | 50,953 |
| TOTAL BUSINESSES | 381 | 1,412 | 5,651 |

Source: REGIS



contact

FOR MORE INFORMATION, PLEASE CONTACT

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