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# Columbia City Development Site

4712 & 4732 35th Ave S | Seattle, WA 98118

**FOR SALE**

Combined 0.56 Acres



**NEWMARK**

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4712 & 4732 35TH AVE S, SEATTLE, WA 98118

## The Offering

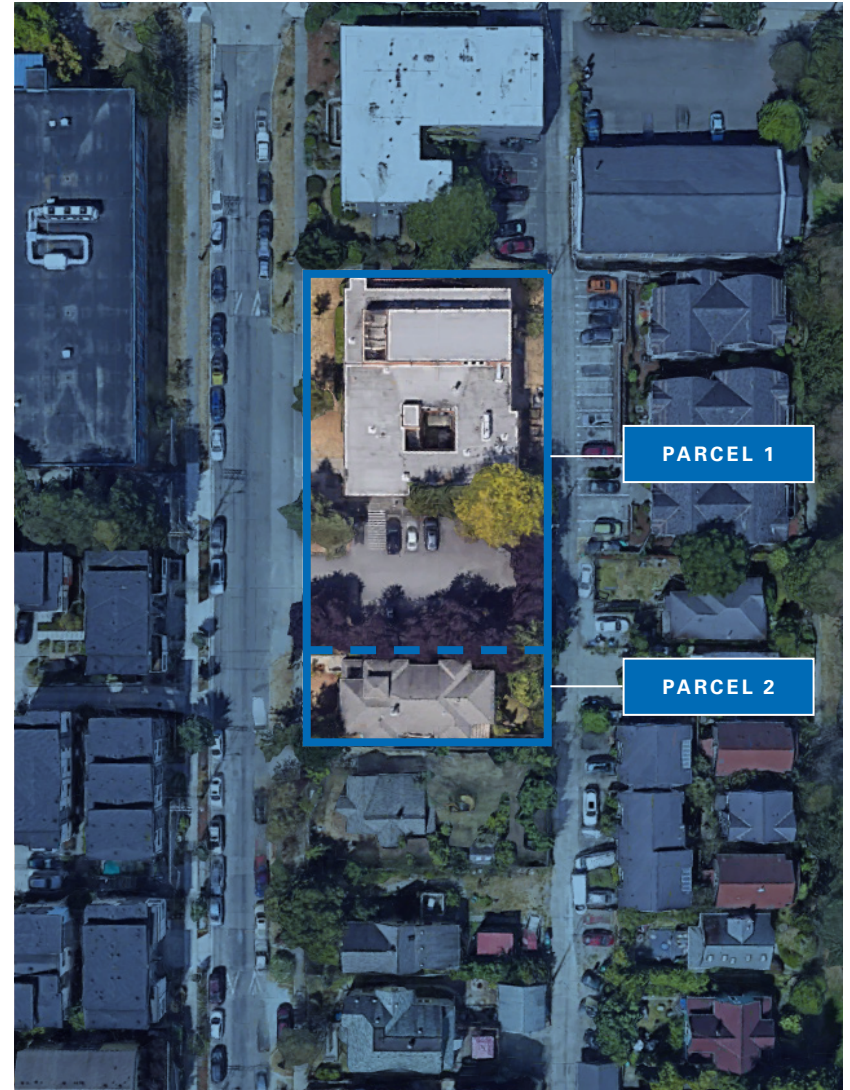
Newmark is pleased to present the properties located at 4712 and 4732 35th Ave S in Seattle for purchase. The properties are comprised of a 12,952 SF building and 4,448 SF building which were previously occupied by the owner and will be sold vacant. The combined parcels total 24,750 SF (0.56 Acres) and are offered as a development opportunity with LR2 (M) zoning.



## Property Details

-  Central Columbia City location just one block from Rainier Avenue S and S Edmunds Street
-  Walking distance to Rainier Playfields, Rainier Community Center, PCC Community Market, and downtown Columbia City restaurants and retail
-  Combined parcel size of 24,750 SF (0.56 Acres) and zoned LR2 (M)
-  5 minute walk to the Columbia City Light Rail Station, offering a convenient commute to the downtown core or SeaTac Airport

## Combined Parcel



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Light Rail

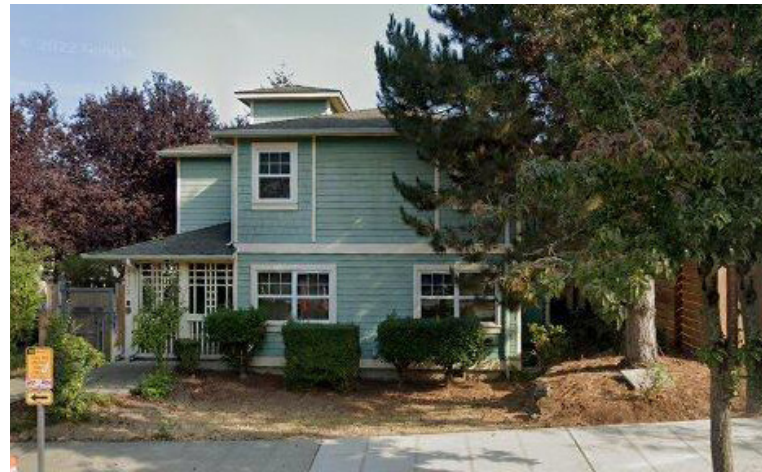
Columbia City Light Rail Station

## Parcel 1



4712 35th Ave S	
Parcel	1703400381
Total Building SF	12, 952 SF
Lot Size	19,800 SF
Year Built	1970
Zoning	LR2 (M)
Tenancy	Single

## Parcel 2



4732 35th Ave S	
Parcel	1703400370
Total Building SF	4,448 SF
Lot Size	4,950 SF
Year Built	2003
Zoning	LR2 (M)
Tenancy	Single

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*For more information contact:*

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