

SODO RETAIL/WAREHOUSE

1702 4TH AVENUE S | SEATTLE, WASHINGTON 98134





Investment Offering

\$4.25M
PRICE

48,600
LOT SIZE

IG2 U/85
ZONING

PROPERTY DETAILS

Address	1702 4th Avenue S
County	King
Market	Seattle
Property Type	Land
Zoning	IG2 U/85
APN#	766620-4530 766620-4535 766620-4540
Total Lot Size	48,600 SF
Total Buiding SF	17,600 SF

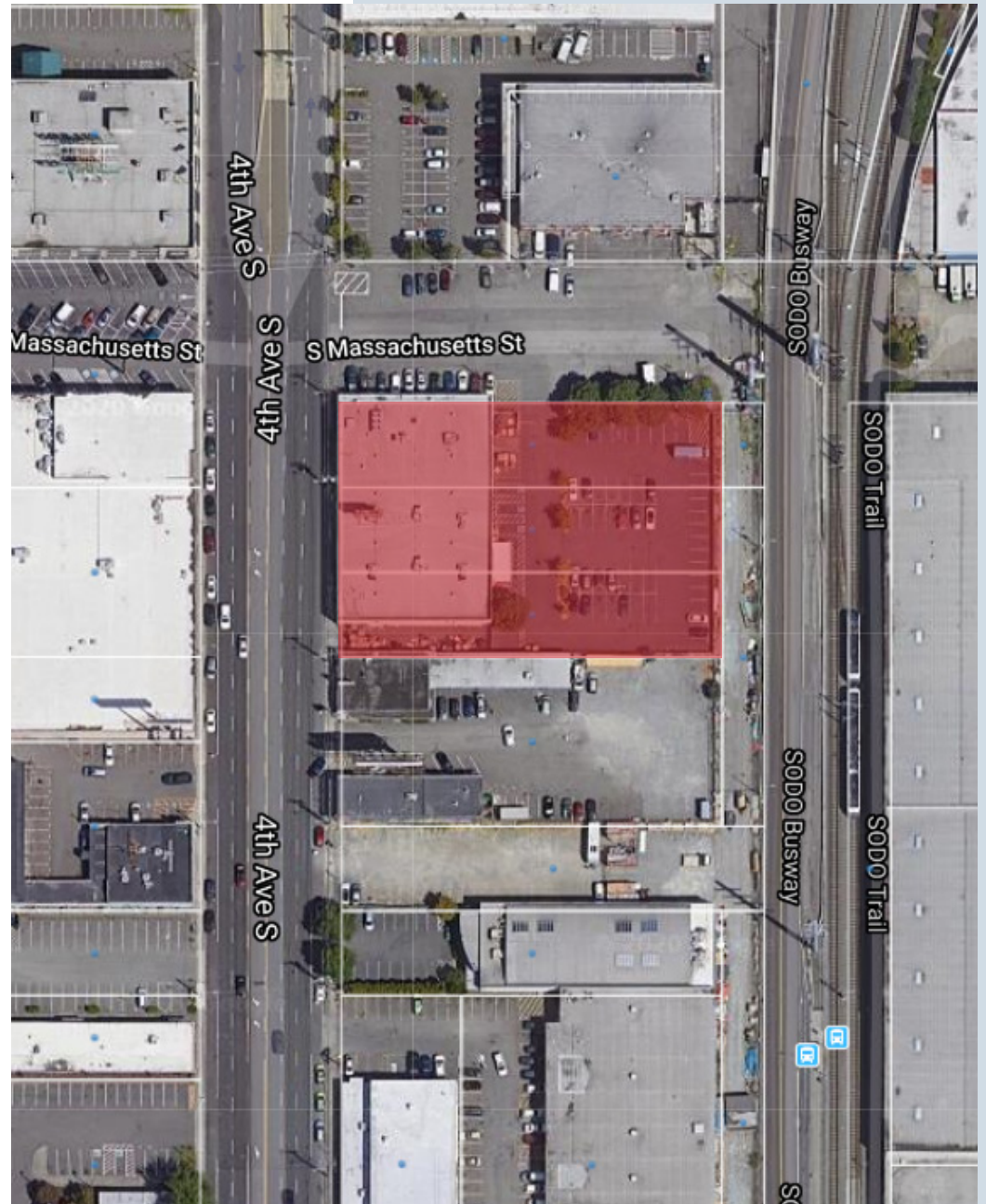
SODO RETAIL/WAREHOUSE

This former Grocery Outlet is located on the corner of 4th Avenue South and South Massachusetts Street in the SoDo neighborhood, one block from a major freeway on-ramp and in the middle of Seattle's emerging car dealership area. The land is 48,600 square feet, made up of three 16,200 square foot tax parcels, one of which is owned fee simple by the Seller, and two of which are leased from the Department of Natural Resources. The building is 17,600 square feet in size and spans all three parcels. It has 18' high ceilings, grade level doors and is sprinklered. There are 56 on-site parking spaces.

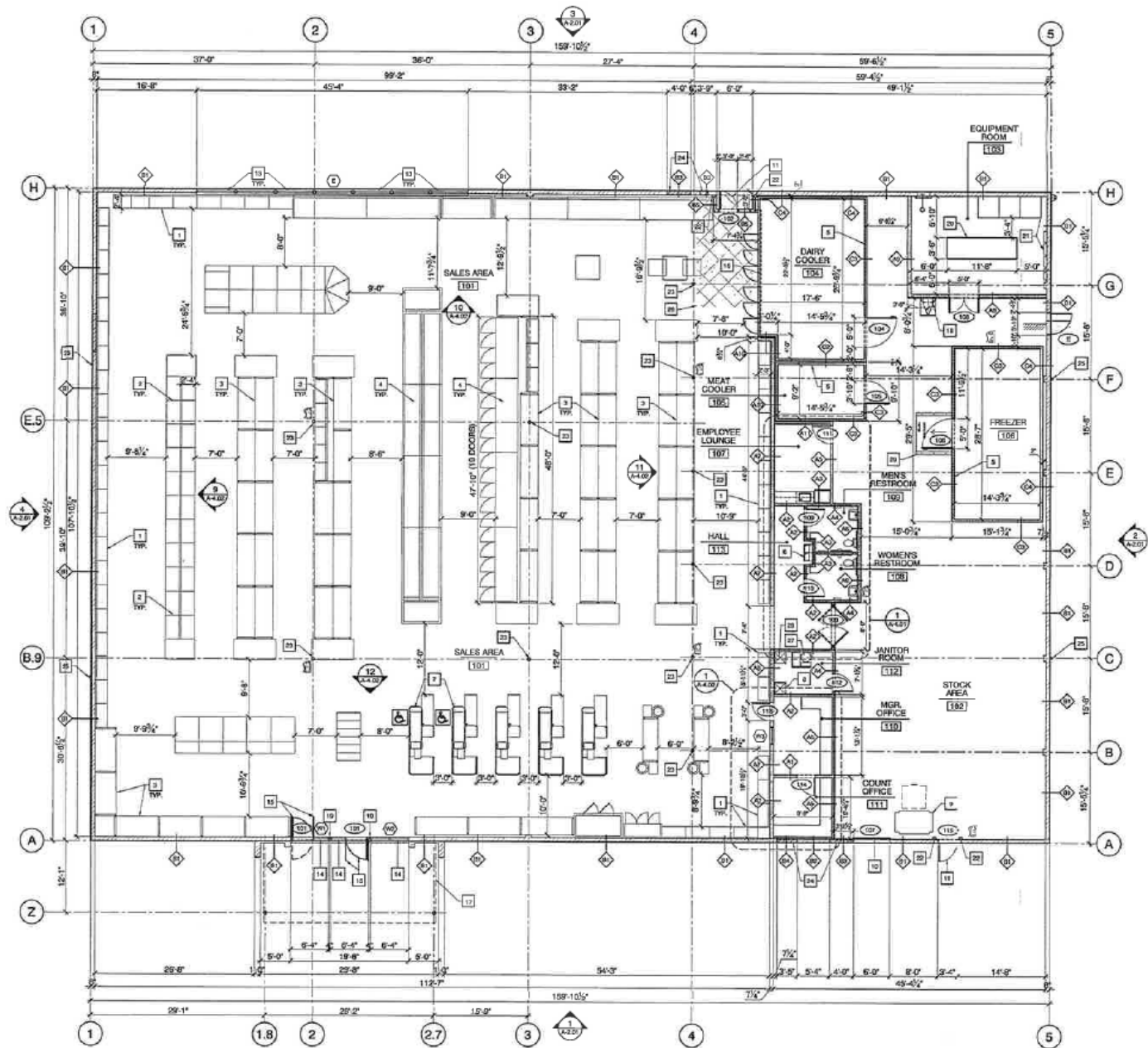
- 56 on-site parking spaces
- Fenced yard
- Pole Sign available
- 18' ceiling height
- Building is sprinklered
- Grade level doors
- Excellent I-5& I-90 freeway access
- 4 minute drive to Downtown Seattle
- 7 minute walk to Link Light Rail station



Property



Floor Plan



Legal Description

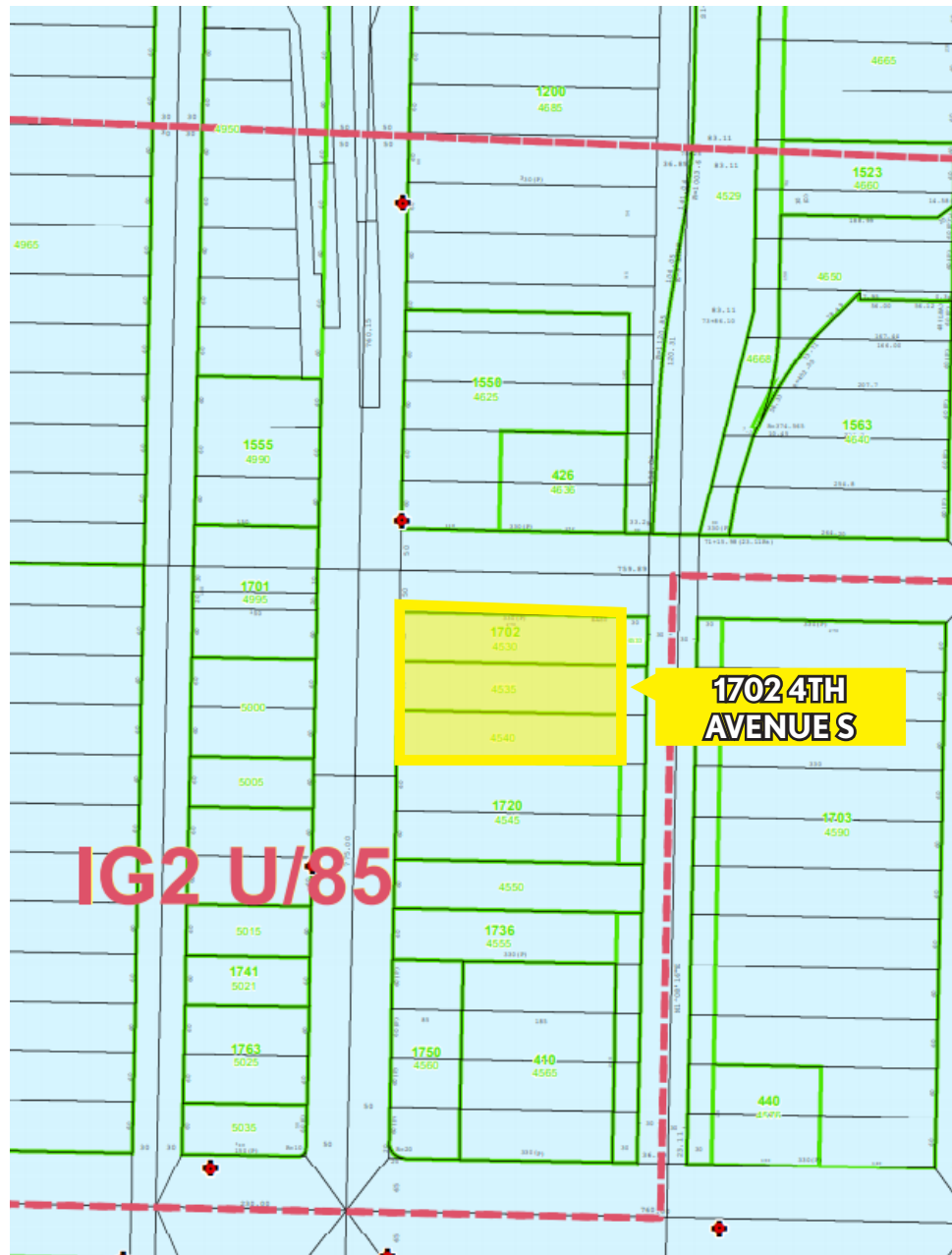
LEGAL DESCRIPTION OF PROPERTY SITUATED IN ☐ UNINCORPORATED _____ COUNTY ☐ OR IN CITY OF Seattle
Street Address (if property is improved): 1702 4th Avenue South, Seattle, Washington

The West 270 feet of Lots 2 and 3, Block 279, Seattle Tide Lands, as shown on the official maps of Seattle Tide Lands, on file in the Office of the Commissioner of Public Lands at Olympia, Washington.

Situate in the City of Seattle, County of King, State of Washington.

Zoning Map

Learn more about Zoning [HERE](#)



IG2 U/85

INDUSTRIAL GENERAL 2 UNLIMITED 85

The intent of the IG2 zone is to allow a broad range of uses where the industrial function of an area is less established than in IG1 zones, and where additional commercial activity could improve employment opportunities and the physical condition of the area, without conflicting with industrial activity.

Typical Land Uses

General and heavy manufacturing, commercial uses, subject to some limits, high impact uses as a conditional use, institutional uses in existing buildings, entertainment uses other than adult, transportation and utility services, and salvage and recycling uses.

Height

No maximum; except retail, office, entertainment, research and development, and institution which are limited to 85' as designated on the Official Land Use Map.

Maximum size of use limits

Lodging and entertainment uses: 10,000 square feet.

Office and retail uses: 25,000 square feet.

FAR

2.5

Setbacks

A setback may be required in order to make street improvements.

Screening and landscaping may be required.

About Westlake



EXCLUSIVELY LISTED BY:



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