

# NE 45TH STREET DEVELOPMENT SITE

316 45TH STREET, SEATTLE, WA

WALLINGFORD DEVELOPMENT SITE FOR SALE

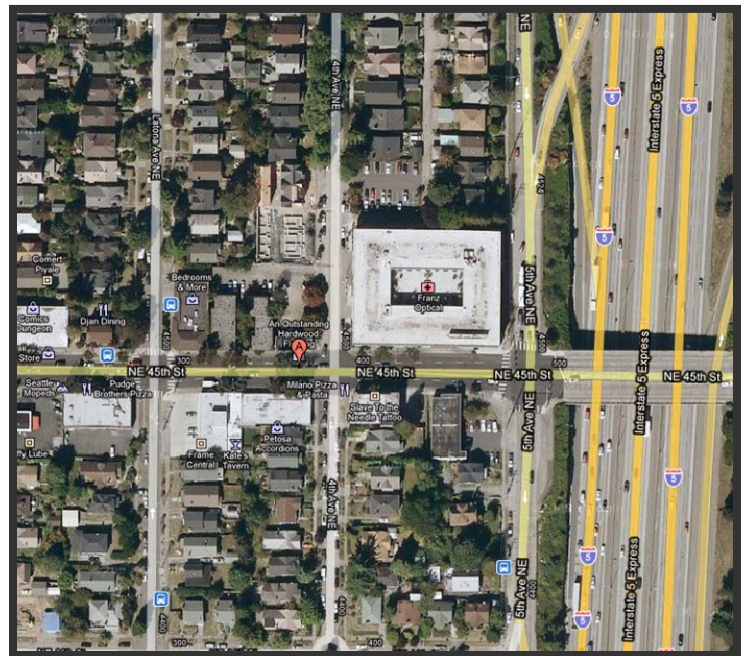


## SALE INFORMATION

Sale Price	\$685,000
Lot Size	5,720 SF (.13 acres)
Zoning	NC3P-40

## FEATURES

- Located near the commercial core of the Wallingford neighborhood
- Suitable for multi-family, office or retail
- MUP in place for one four-story multifamily Class D (wood frame) residential building with 10 units on three floors above one level of enclosed, at grade, parking.
- On NE 45<sup>th</sup> Street, the major east-west thoroughfare between Wallingford and the University District
- Topography: flat building site



## FOR MORE INFORMATION CONTACT

**BILLY POLL, CCIM**  
Direct: 425.974.4232  
Cell: 206-853-8556  
bpoll@mpiha.com

**DEAN ALTARAS, CCIM**  
Direct: 425.974.4232  
Cell: 425-417-7158  
daltaras@mpiha.com

## CO-LISTED WITH

**BENJAMIN CHOTZEN**  
GERARD, BEATTIE & KNAPP  
Direct: 206-322-8940  
Cell: 206-948-3208

## MORRIS PIHA REAL ESTATE SERVICES

14100 SE 36TH STREET, STE 200  
BELLEVUE, WA 98006  
425-643-8400

[WWW.MPIHA.COM](http://WWW.MPIHA.COM)

