



SOLD

**3201 NE 145TH STREET
SEATTLE, WA 98155**

SOLD

AUTO SERVICE BUILDING

DEVELOPMENT SITE

INVESTMENT

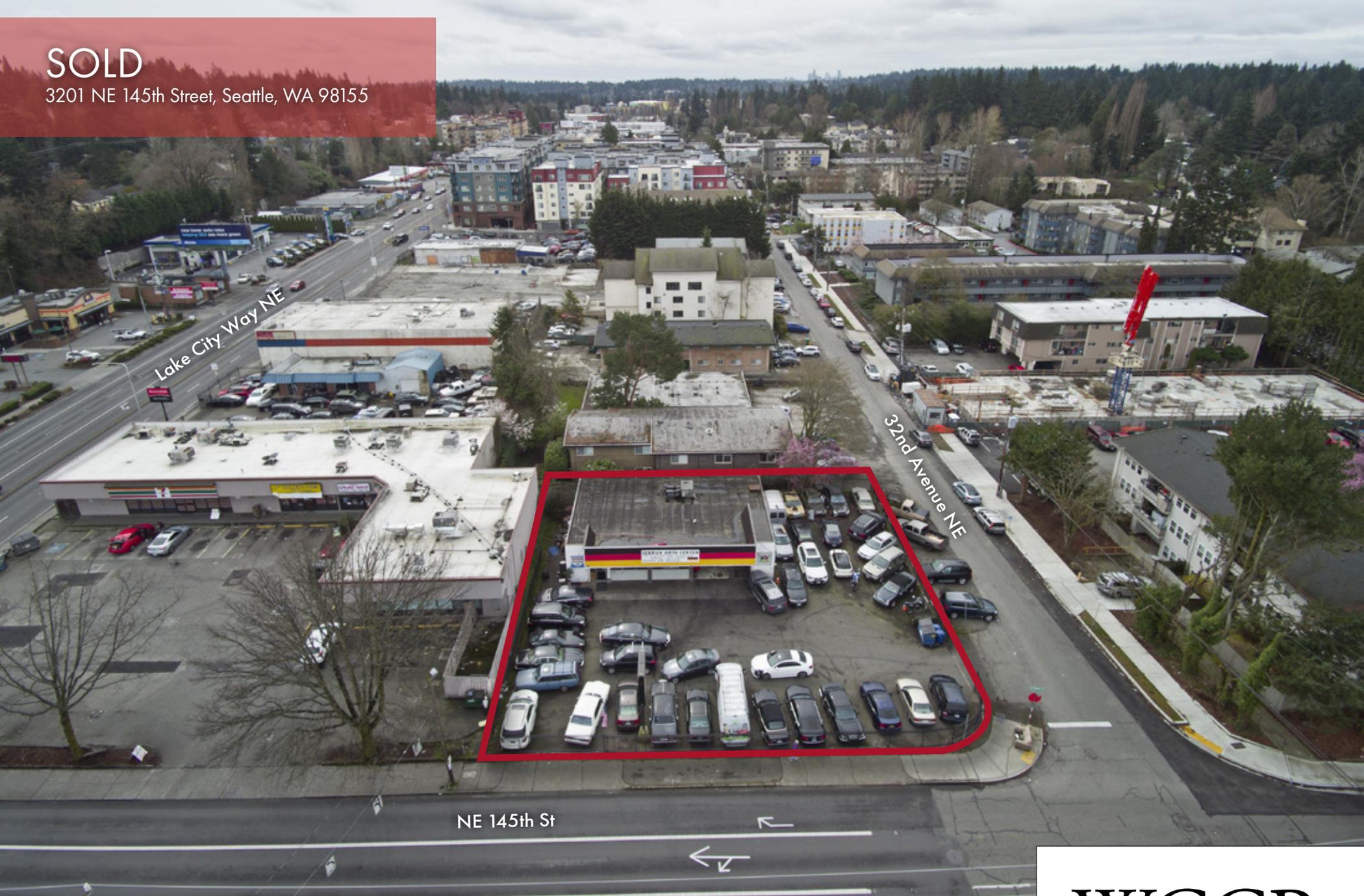
OWNER/USER

WCCR

West Coast Commercial Realty

SOLD

3201 NE 145th Street, Seattle, WA 98155



Lake City Way NE

32nd Avenue NE

NE 145th St

Blake Taylor

(206) 283-5212

www.wccommercialrealty.com



DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

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The 145th Street building is an auto service oriented North Seattle property zoned NC2-55 that presents an opportunity for owner/user, redevelopment or single tenant leased investment. Sitting on the South (Seattle) side of the Seattle/Lake Forest Park cities border, this parcel is only 1.5 miles (3 minute drive) from the incoming 145th Street Light Rail Station (2024). The current Tenant (German Auto Center) is paying \$ 5,600/month + NNN and utilities with the current lease set to expire 6/30/2022 that reverts to mo to mo thereafter, allowing Buyer to collect rent while obtaining permitting with flexible lease end date. Alternatively, the Tenant has expressed interest in signing a new lease as they have operated their business out of the space for 10+ years. Copy of clean Phase 1 study available upon request.

NC2 - Neighborhood Commercial 2

Moderately-sized pedestrian-oriented shopping areas that provide a range of goods and services to the surrounding neighborhoods. Compatible uses include housing and offices. Characterized by an attractive pedestrian environment, medium businesses and lot sizes, and moderate transit service.

Typical Land Uses

Medium-sized grocery stores, drug stores, restaurants, coffee shops, customer service offices, medical/dental facilities, and apartments.

Building Types

Single purpose commercial structures, multi-story mixed-use and residential structures. Non-residential uses typically occupy the street frontage.

Street-level Uses

No limit on mix of residential and non-residential uses, except where P zones or other mapped areas limit residential presence at street level.



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Property Summary and Considerations:

Lot Size (SF): 12,784

Building Size (SF): 2,400

Zoning: NC2-55

Assessor's Parcel Number: 766370-0281

Future Light Rail Oriented Redevelopment Site,

Owner/User Auto Service

Investment Opportunity



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DRIVE TIMES: from 8100 Lake City NE
 to Downtown Seattle → 20 minutes
 to Everett → 25 minutes
 to Tacoma → 50 minutes



**FUTURE LINK LIGHT RAIL
SHORELINE SOUTH/148TH STATION
(coming 2024)**

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