

Roosevelt Development Site



Subject Property

917 NE 73RD ST

Exclusively Offered for \$1,750,000

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URBAN COMMERCIAL PARTNERS

Property Description

Offering

Urban Commercial Partners is pleased to offer an opportunity for Transit Oriented Development at 917 NE 73rd St in Seattle's Roosevelt neighborhood.

The property consists of 6,000 square feet with NC2-40 zoning in the Roosevelt Residential Urban Village. Proposed MHA up-zone to NC2-55 (M). This zoning allows for retail mixed use, multi-family, or purely commercial development.

One of the last infill development sites near the Roosevelt Light Rail Station. Close proximity to Green Lake and I-5.

Currently the property is a single family house converted to office. No long-term leases.

Site Overview

Address	917 NE 73rd St
City, State	Seattle, Washington
Neighborhood	Roosevelt
Parcel No.	913810-0310
Lot SF	6,000 square-feet
Acres	0.14 acres
Zoning	NC2-40
Purchase Price	\$1,750,000
Price / SF (Land)	\$292

Location & Neighborhood



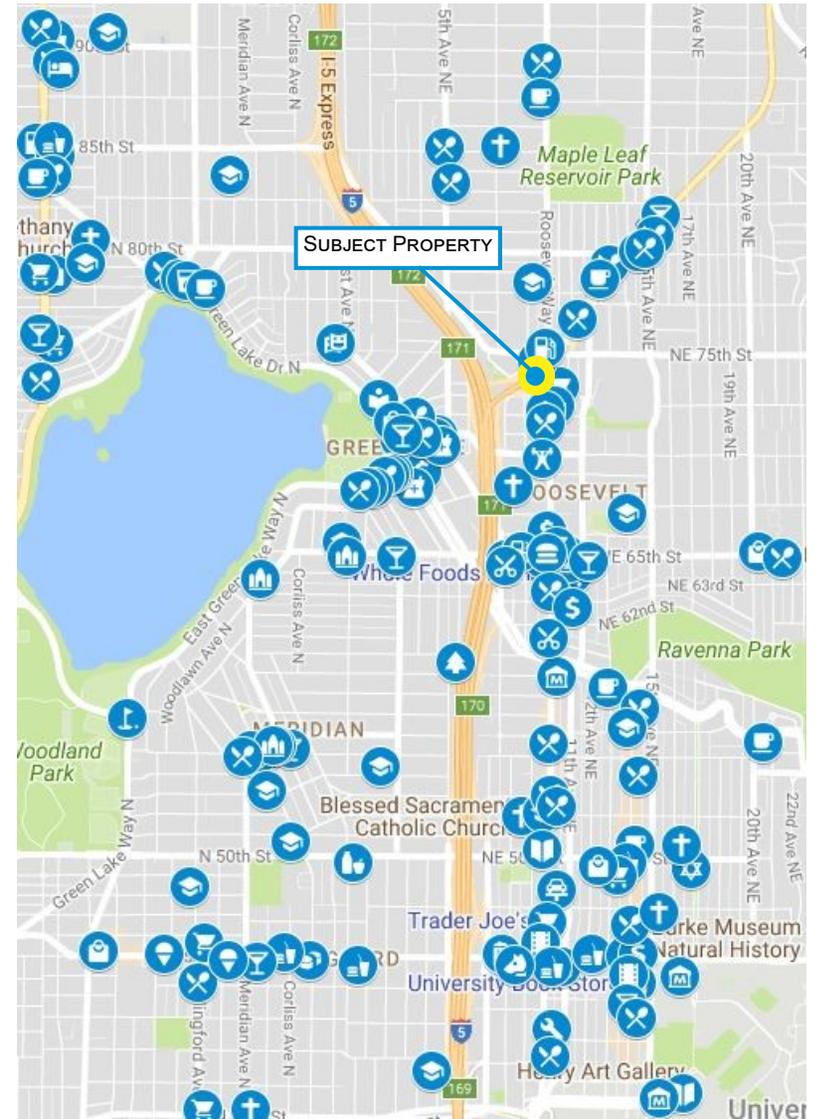
Activities | The growing Roosevelt neighborhood promotes a very active lifestyle, with many great local restaurants and bars to keep the scene lively and entertaining.



Parks | With over a million visitors per year, Green Lake is the busiest park in the State and is an easy ½ mile walk from the subject property. Ravenna, Maple Leaf Reservoir, and Froula parks are all within a mile walk as well.



Neighborhood | New development in the area focuses on mixed use apartment complexes, town houses, and upscale residential. Economic growth is expected within this neighborhood due to its centralized location and future additions to the Light Rail Line, allowing easier commutes.



Transportation



Light Rail | The future Roosevelt Light Rail Station is located just 0.3 miles away and will provide rapid travel to University of Washington, Capitol Hill, Downtown Seattle, Beacon Hill and SeaTac.



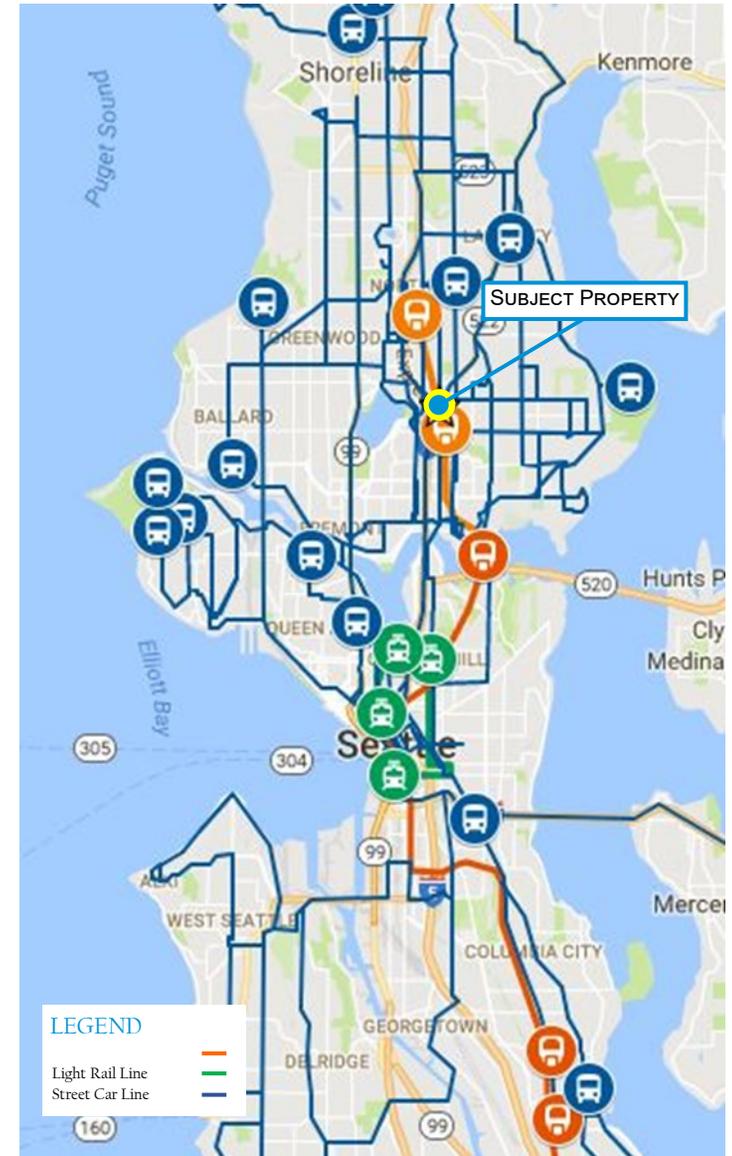
Bike | Commuting by bike is quickly becoming Seattle's preferred method of transport. Skip rush hour traffic and lower your carbon footprint.



Metro Buses | Public transportation is only a One block away from the property location. Riders can quickly jump on the 67 or 984 Lines, which runs through the Downtown, University of Washington, and Capitol Hill locations.



Car | The Roosevelt neighborhood is centrally located, making it very easy to access the University District, Eastlake, Bellevue, Ballard, Fremont, Downtown, and Shoreline.

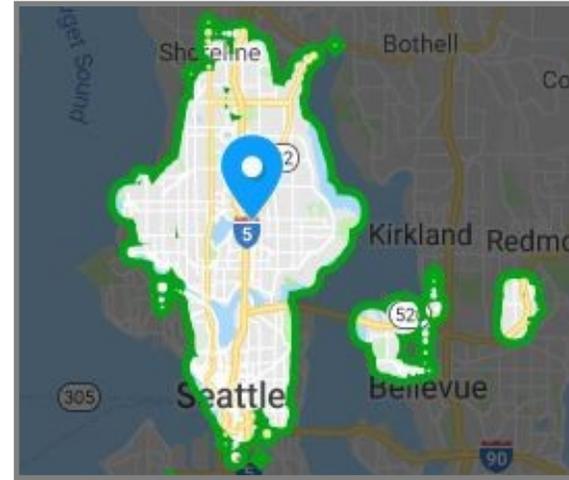


Travel Times



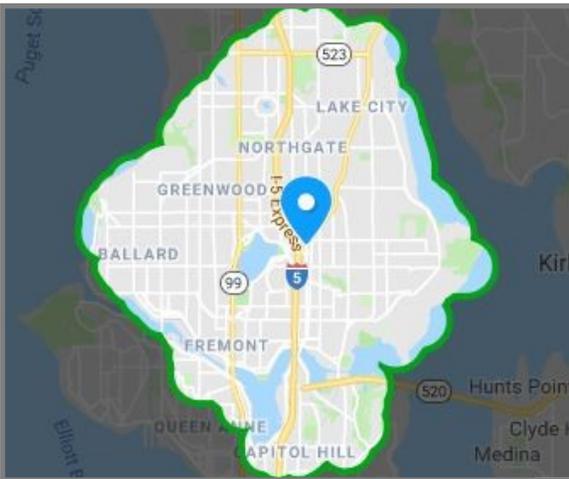
Walk

20 minutes or less will get you to the future Roosevelt light rail station, Green Lake and Ravenna parks, local restaurants, parks and grocery stores.



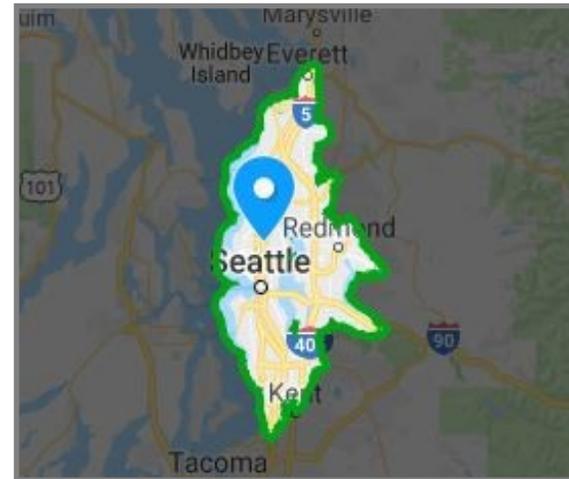
Bus

30 minutes or less will get you to Amazon Campus, University of Washington, Downtown Seattle, Capitol Hill, Bellevue, Ballard, Mountlake Terrace, and Bothell.



Bike

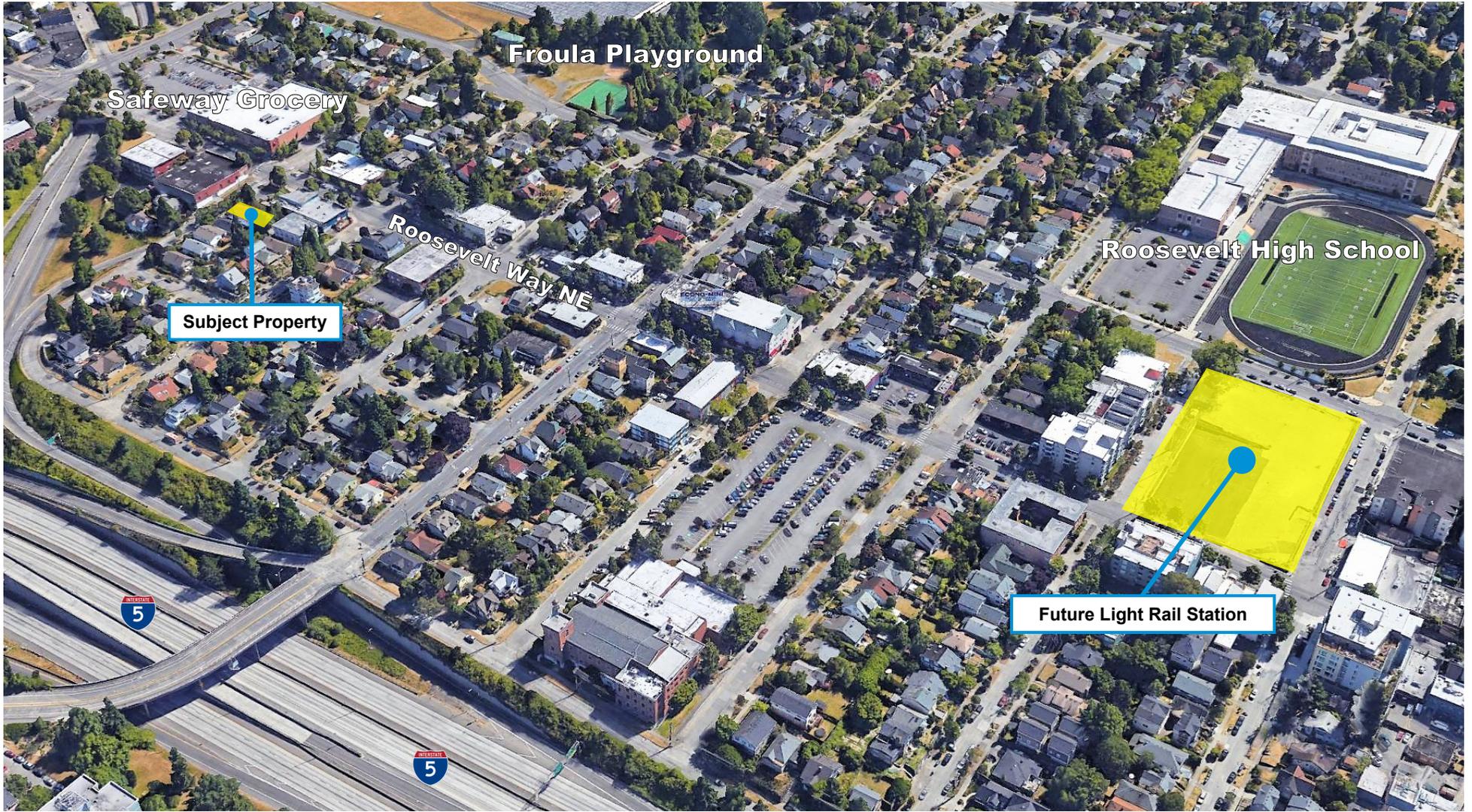
30 minutes or less will get you to The University of Washington, Green Lake, Ballard, Fremont, Eastlake, and Capitol Hill.



Drive

30 minutes will get you as far North as Marysville, East as Issaquah and South as Federal Way.

Neighborhood View



Area View

