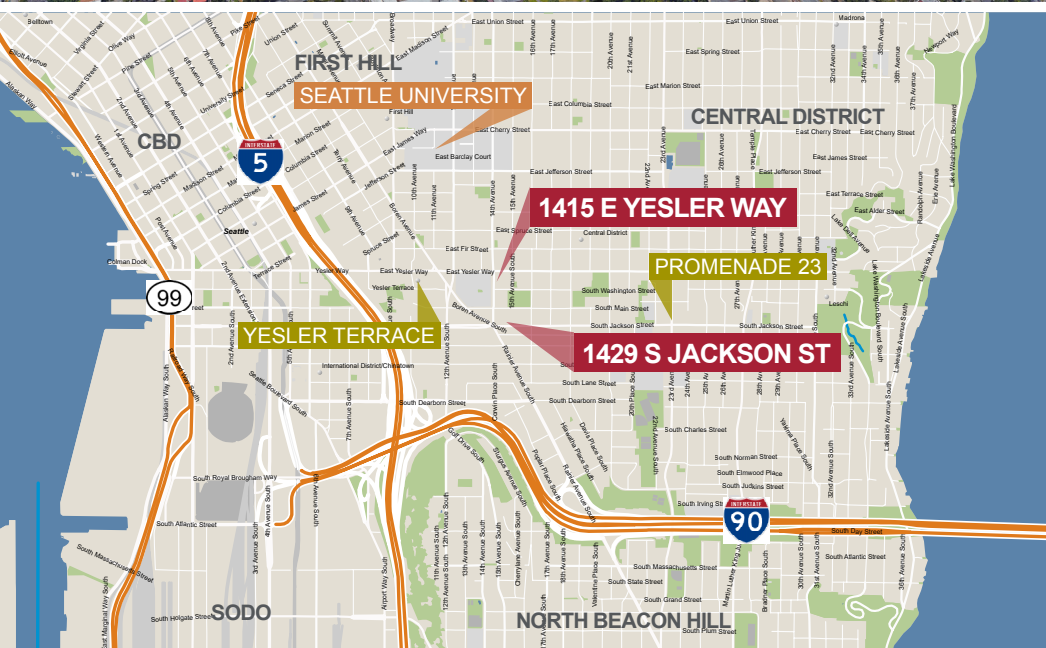


FOR SALE

Central District Development Sites
1415 E Yesler Way & 1429 S Jackson Street

EXCELLENT LOCATION
CLOSE PROXIMITY TO
SEATTLE, I-5 & I-90
ONE BLOCK FROM
CAPITOL HILL / PIONEER
SQUARE STREET CAR



Property Details

PROPERTY SUMMARY

Address	1415 E Yesler Way Seattle, WA 98122
MLS#	1039166
Total Site Area	4,083 SF (.094 acres)
Tax Parcel Number	000760-0133
Zoning	NC2-40
Walk Score	91, Walker's Paradise
Transit Score	92, Rider's Paradise
Bike Score	79, Very Bikable
Asking Price	\$399,000

PROPERTY SUMMARY

Address	1429 S Jackson Street Seattle, WA 98144
MLS#	1038825
Total Site Area	4,925 SF (.113 acres)
Tax Parcel Number	332000-0410
Zoning	NC3P-40
Walk Score	90, Walker's Paradise
Transit Score	92, Rider's Paradise
Bike Score	77, Very Bikable
Asking Price	\$649,000



James Tjoa & Associates
P 206.726.6230
F 206.322.7576
E james@jamestjoa.com
www.JamesTjoa.com



RE/MAX Metro Realty
2312 Eastlake Avenue E
Seattle, WA 98102

1415 E Yesler Way, Seattle, WA

CITY ZONING INFORMATION

NC2

Neighborhood Commercial 2

A moderately-sized pedestrian-oriented shopping area that provides a full range of retail sales and services to the surrounding neighborhood

Typical Land Uses

Medium-sized grocery store, drug store, coffee shop, customer service office, or medical/dental facility, and apartments.

Building Types

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

Street-level Uses

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



Street-level Non-residential Design

Same as NC1 zone.

Street-level Residential Design

Same as NC1 zone.

Maximum Size of Commercial Use

25,000 square feet for most uses; 50,000 square feet for multipurpose retail sales facilities.

Parking Location and Quantity

Same as NC1 zone.

Parking Access

Same as NC1 zone.

Floor Area Ratio

Applied by height limit and land use mix as per the FAR Chart below. An FAR of 2 allows a building with gross floor area equal to 2 times the area of a lot. Higher FARs are allowed in Light Rail Station Area Overlay district.

FAR Chart

Type of Development	Height Limit					
	30'	40'	65'	85'	125'	160'
	Maximum FAR					
Residential-only or nonresidential-only	2.25	3.00	4.25	4.50	5.00	5.00
Single use within mixed-use development	n/a	n/a	4.25	4.50	5.00	5.00
Mix of residential and nonresidential uses	2.50	3.25	4.75	6.00	6.00	7.00



City of Seattle
Department of Construction and Inspections

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1429 S Jackson Street, Seattle, WA

CITY ZONING INFORMATION

NC3

Neighborhood Commercial 3

A larger pedestrian-oriented shopping district serving the surrounding neighborhood and a larger community, citywide or regional clientele; allowing comparison shopping among a range of retail businesses

Typical Land Uses

Supermarkets, restaurants, offices, hotels, clothing shops, business support services, and residences that are compatible with the area's mixed-use character.

Building Types

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

Street-level Uses

Same as NC2 zone.

Street-level Non-residential Design

Same as NC1 zone.

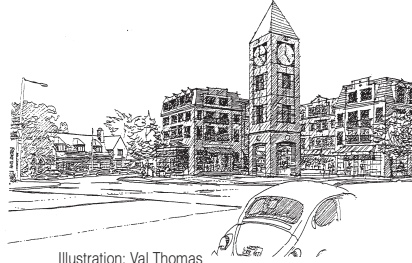
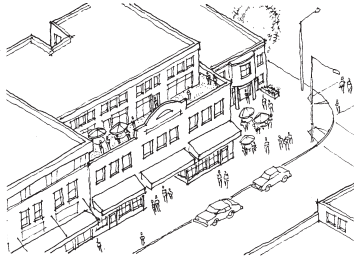


Illustration: Val Thomas

Street-level Residential Design

Same as NC1 zone.

Maximum Size of Commercial Use

No size limits for most uses; 25,000 square feet for wholesaling, light manufacturing and warehouse uses.

Parking Location

Same as NC1 zone.

Parking Access

Same as NC1 zone.

Parking Quantity

Same as NC1 zone.

Floor Area Ratio

Applied by height limit and land use mix as per the FAR Chart below. An FAR of 2 allows a building with gross floor area equal to 2 times the area of a lot. Higher FARs are allowed in Light Rail Station Area Overlay district.

FAR Chart

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	Maximum FAR					
Residential-only or nonresidential-only	2.25	3.00	4.25	4.50	5.00	5.00
Single use within mixed-use development	n/a	n/a	4.25	4.50	5.00	5.00
Mix of residential and nonresidential uses	2.50	3.25	4.75	6.00	6.00	7.00



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Transit Amenities

SEATTLE STREETCAR NETWORK



FOR SALE

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