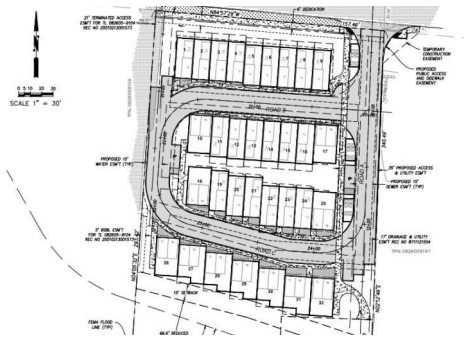


Community Development Opportunity



ABOUT THE PROPERTY

Rare 1.77-Acre Riverfront Development Opportunity in Downtown Bothell

This exceptional 1.77-acre vacant parcel is one of the largest if not the largest remaining pieces of undeveloped land along the Sammamish River in the heart of downtown Bothell. Perfectly situated right off Highways 405 and 522, the property offers immediate access and high visibility while being close to the University of Washington Bothell campus and within 0.5 miles of Bothell City Hall. This prime location makes it ideal for a variety of residential or mixed-use developments.

- For Sale: \$6,000,000.00
- Sammamish River Frontage
- 1.77 Acres in high demand area
- Parcel # 082605-9034
- 32 unit Townhouse Project in for permit with city of Bothell
- Permit #'s BMF2025-41714,29,41,51
- Great proximity to DT Bothell, UW Bothell, Hwy 405, 522 & CBD's of Seattle and Bellevue
- Rare large Riverfront Property