

# DEVELOPMENT OPPORTUNITY IN LESCHI

3004 E YESLER WAY | SEATTLE, WA

Rare 8,000 SF double lot in the heart of highly desirable Leschi. Zoned LR1 (Lowrise Residential) with partial views of Lake Washington and strong redevelopment potential. Value is in the land.

## PROPERTY HIGHLIGHTS

- 8,000 SF Double Lot
- Zoned LR1 (Lowrise Residential)
- Partial Views of Lake Washington
- 1901 Victorian - 4 Residential Units
- Value is in the Land
- Excellent Redevelopment Potential

## AMENITIES NEARBY

- Groceries & Shopping**
  - Safeway 0.5 mi
  - Leschi Market 0.6 mi
  - PCC Community Markets 1.6 mi
- Dining & Coffee**
  - Daniels Broiler 0.3 mi
  - Blue Water Bistro 0.4 mi
  - Lighthouse Roasters 0.3 mi
  - Geraldine's Counter 0.6 mi
  - Cafe Lago 1.1 mi
- Parks & Recreation**
  - Leschi Park 0.2 mi
  - Frink Park 0.4 mi
  - Madrona Park 0.9 mi
  - Colman Park 0.0 mi
  - Leschi Marina 0.8 mi
- Local Amenities**
  - Spectrum Dance 0.4 mi
- Transit Access**
  - Bus Lines (E Yesler Way) Walkable
  - Judkins Park Light Rail 0.7 mi
  - I-90 Access 2.0 mi

## PRIME LESCHI LOCATION

Minutes to Downtown Seattle, the waterfront, parks, dining, shopping and transit. A rare oversized lot in a high-demand neighborhood with long-term growth.



ZONING: LR1 (LOWRISE RESIDENTIAL)

LOT SIZE: 8,000 SF (DOUBLE LOT)

YEAR BUILT: 1901

UNITS: 4

SELLER MAY CONSIDER SELLER FINANCING BUYER TO VERIFY ALL INFORMATION

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