

FOR SALE

5614 RAINIER AVE S

5614 Rainier Ave S Seattle, WA 98118



Sale Price	\$775,000
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OFFERING SUMMARY

Lot Size:	0.069 AC
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Building Size:	2,592 SF
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Parcel Number:	3330500955
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Zoning:	NC2P-55(M)
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PROPERTY OVERVIEW

5614 Rainier Ave S offers a prime development opportunity in the heart of Hillman City, just south of Columbia City in South Seattle. Zoned NC2P-55(M), the site supports mixed-use projects up to 55 feet—perfect for street-level retail with housing or office space above.

The existing 2,592 SF structure is in poor condition, but the property features strong visibility along a high-traffic stretch of Rainier Ave, with three rear parking spaces and nearby transit access.

The seller has previously drafted plans and secured permits for a mixed-use building with ground-floor commercial and studio apartments above—available with a signed LOI. Ideal for housing, creative office, or neighborhood retail in one of Seattle's most active growth corridors.

Josh Strok
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