

\$1,450,000 - 3315 W Ruffner Street, Seattle

MLS® #2250709

\$1,450,000

0 Bedroom, 0.00 Bathroom,
Lot/Land on 0.14 Acres

Magnolia, Seattle, WA

Great corner lot for townhomes on an alley, 3 blocks from Magnolia Playfield and seven blocks from the Magnolia shopping center. The 5900sf lot is perfect for developing 5 townhomes under LR1 (M) zoning. Current permitting allows 1 unit per 1,150sf under this zoning. The current apartment houses have four units that are 2 bedroom 1 bath each which currently produce an annual NOI of \$63,814 while permitting. Apartments have washer/dryers and there are 4 parking spots off of the alley. Please do not bother the Tenants.



Essential Information

MLS® #	2250709
List Price	\$1,450,000
Sale Price	\$1,225,000
Bathrooms	0.00
Acres	0.14
Type	Lot/Land
Sub-Type	Land
Status	Sold

Community Information

Address	3315 W Ruffner Street
Area	700 - Queen Anne/Magnolia
Subdivision	Magnolia
City	Seattle
County	King

State	WA
Zip Code	98199

Exterior

Lot Description	Alley
-----------------	-------

School Information

District	Seattle
----------	---------

Additional Information

Days on Market	346
Cumulative Days on Market	346
Days on Website	6