

Park Ave Development/Investment Opportunity



FOR SALE

125, 135, & 141 Park Ave N
Renton, WA 98057

PAT MUTZEL
425 453 3142
pat.mutzel@colliers.com

GREG SKIPPER
425 453 3138
greg.skipper@colliers.com



PROPERTY OVERVIEW

- › Three adjacent parcels located at the north edge of downtown Renton zoned commercial arterial (CA). Zoning allows for a max 60 unit per acre density and 60' building heights. The property is walking distance to Liberty Park, Renton Library and other core amenities in downtown Renton.



FOR SALE > Renton Development Site

MAP

Civic Address:	125, 135, and 141 Park Ave N, Renton WA 98057
Parcel Numbers:	722400-0070, 7722400-0075, 7722400-0080
Location:	Located on the North edge of Downtown Renton
Site Area:	16,134 SF (.37 AC)
Improvements:	6,380 SF of commercial space
Zoning:	CA (Commercial Arterial)
Property Taxes (2018):	\$17,895.07
Gross Income	± \$100,000
Price:	\$2,500,000



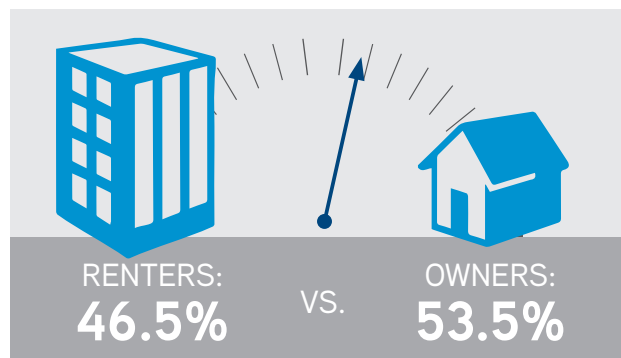
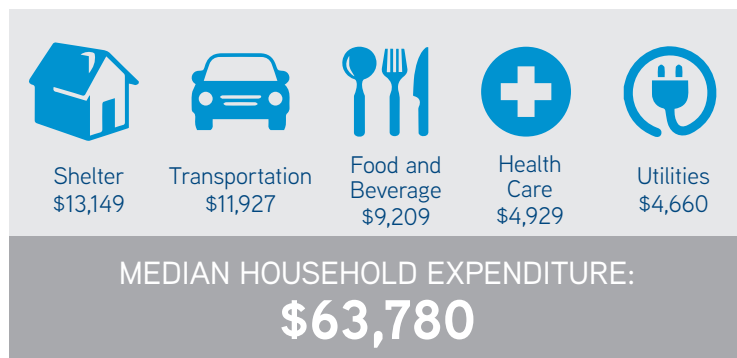
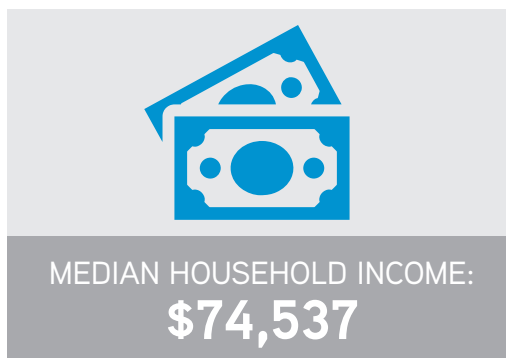
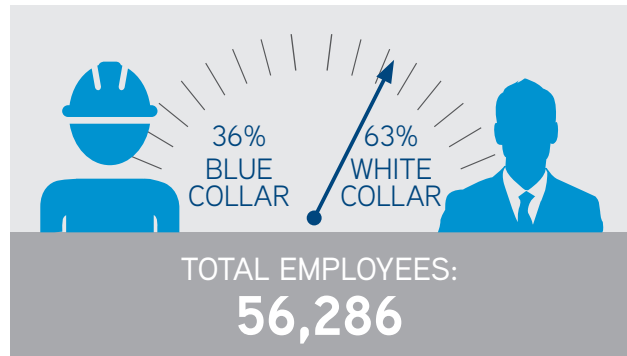
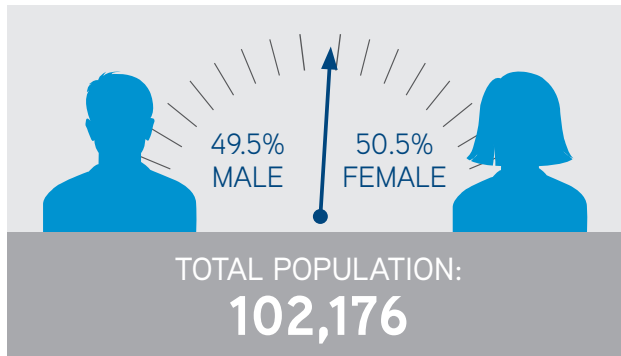
PAT MUTZEL
425 453 3142
pat.mutzel@colliers.com

GREG SKIPPER
425 453 3123
greg.skipper@colliers.com

COLLIERS INTERNATIONAL
425 453 4545
www.colliers.com



DEMOGRAPHICS



PAT MUTZEL
425 453 3142
pat.mutzel@colliers.com

GREG SKIPPER
425 453 3123
greg.skipper@colliers.com

COLLIERS INTERNATIONAL
425 453 4545
www.colliers.com



MARKET HIGHLIGHTS



#	Development	Description
1	New Elementary School	Sartori Elementary School will be a three-story, 79,000 square foot elementary school on a 5.28-acre site and is scheduled to open spring of 2018/2019.
2	The Lofts at Second and Main	New six-story building with 101 residential units and 4,000 square feet of street front retail space.
3	Renton Commons	New six-story building with 48 affordable residential units. Low Income Housing Institutes newest project, it will feature a multi-purpose room, community kitchen and an outdoor children's area.
4	The Landing	An outdoor shopping plaza with countless stores, restaurants, services and multiscreen movie theater. Offering something for everyone, from small creative boutiques, to bustling brand name shops, cozy cafes, restaurants, salons, spas and more.
5	South Port	Three 9-story buildings consisting of 727,634 square feet of Class "A" office space. The offices will join 383 units of luxury multifamily housing completed in 2008 and the now open 347-room Hyatt Regency. Upon completion, the Southport campus will feature four restaurants and additional retail amenities.

PAT MUTZEL
425 453 3142
pat.mutzel@colliers.com

GREG SKIPPER
425 453 3123
greg.skipper@colliers.com

COLLIERS INTERNATIONAL
425 453 4545
www.colliers.com

