

NORTH QUEEN ANNE/ FREMONT FLEX BUILDING

FOR LEASE OR FOR SALE

6 & 10 Dravus St. Seattle, WA 98109

AVAILABLE
CALL OR TEXT
425-260-1123
Devon Group LLC

DEVON
GROUP



PROPERTY OVERVIEW

One of a kind assemblage in North Queen Anne. Sale includes 4 bldgs over two parcels. Perfect for owner user or redevelopment. Previously used for furniture manufacturing. Has recently expired 86 Unit SEDU permit (Sept 2024)

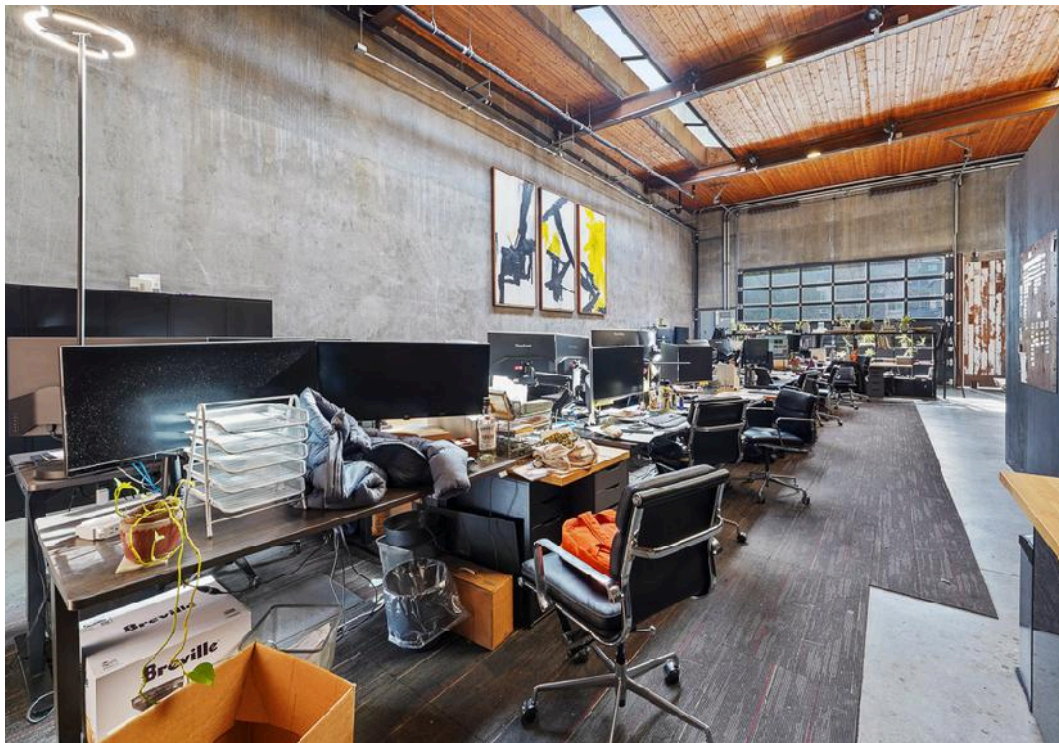
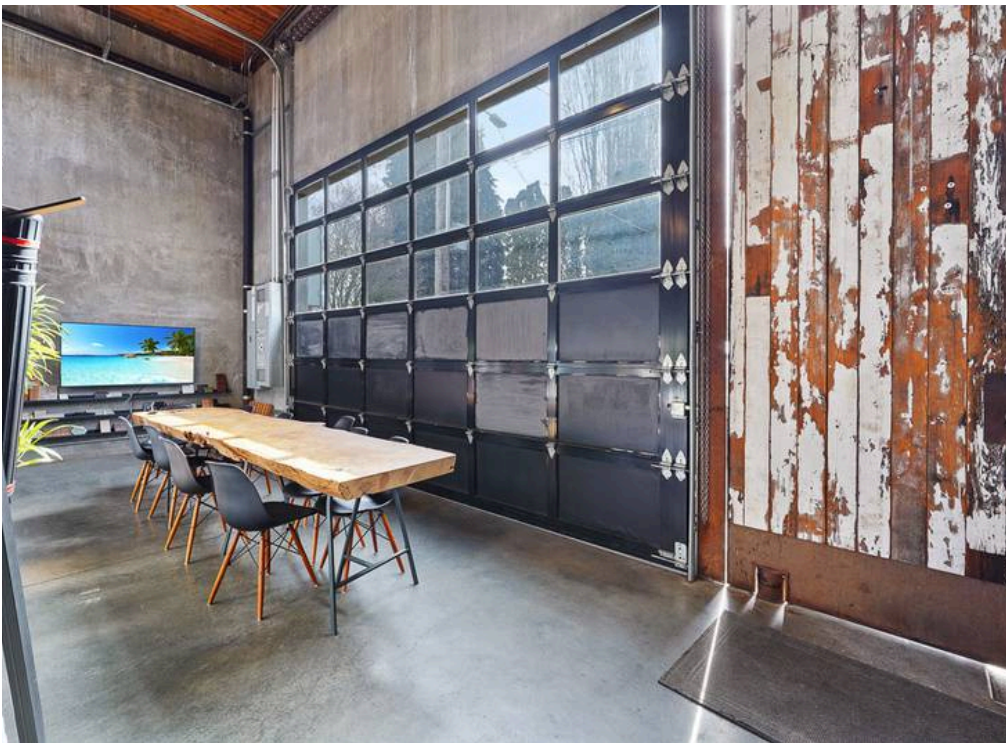
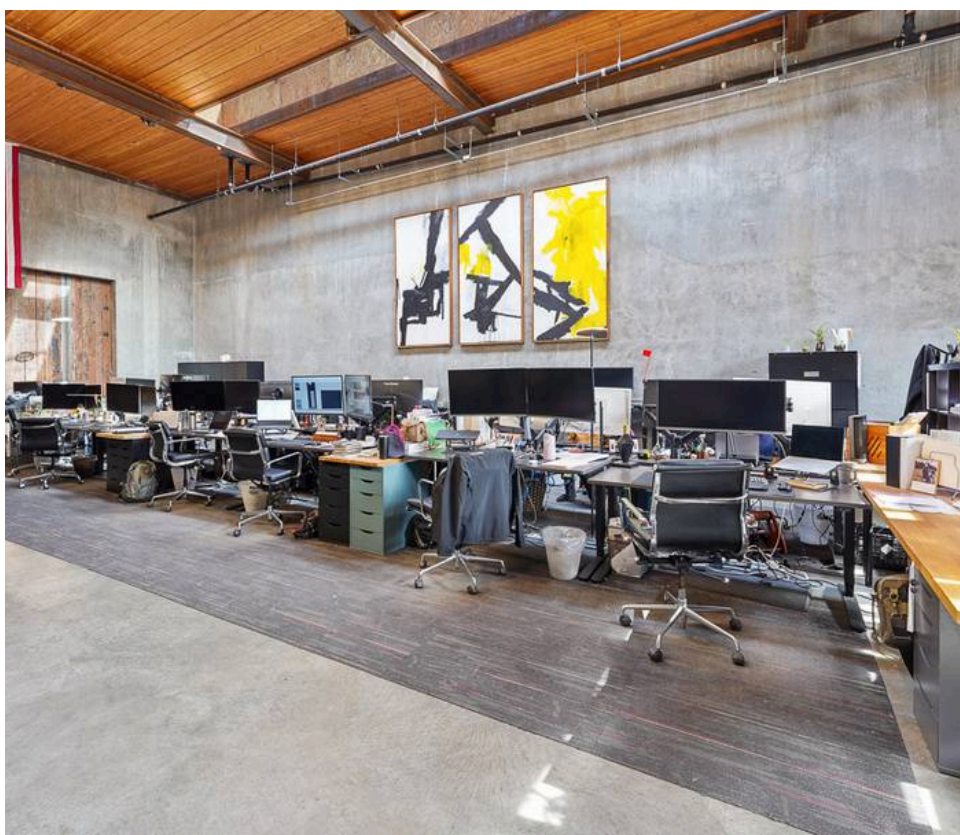
The assemblage includes a 1700 sqft office/retail building, a 3000 sqft warehouse/manufacturing space, a 1770 sqft office/showroom space, a 1,000 sq ft bldg was used as kitchen living area and an 850 sq ft wood shop bldg.

16' - 20'
Ceiling Heights

8,320+/-
Bldg Square Feet

Yard
Secured by gate

Three
Large Door Openings



An aerial photograph of a commercial property. A large, rectangular building with a light-colored roof is highlighted in yellow. The building is situated on a lot with a paved area and some landscaping. Surrounding the property are other commercial buildings, parking lots with several cars, and a street with a traffic light. The overall scene is an urban commercial district.

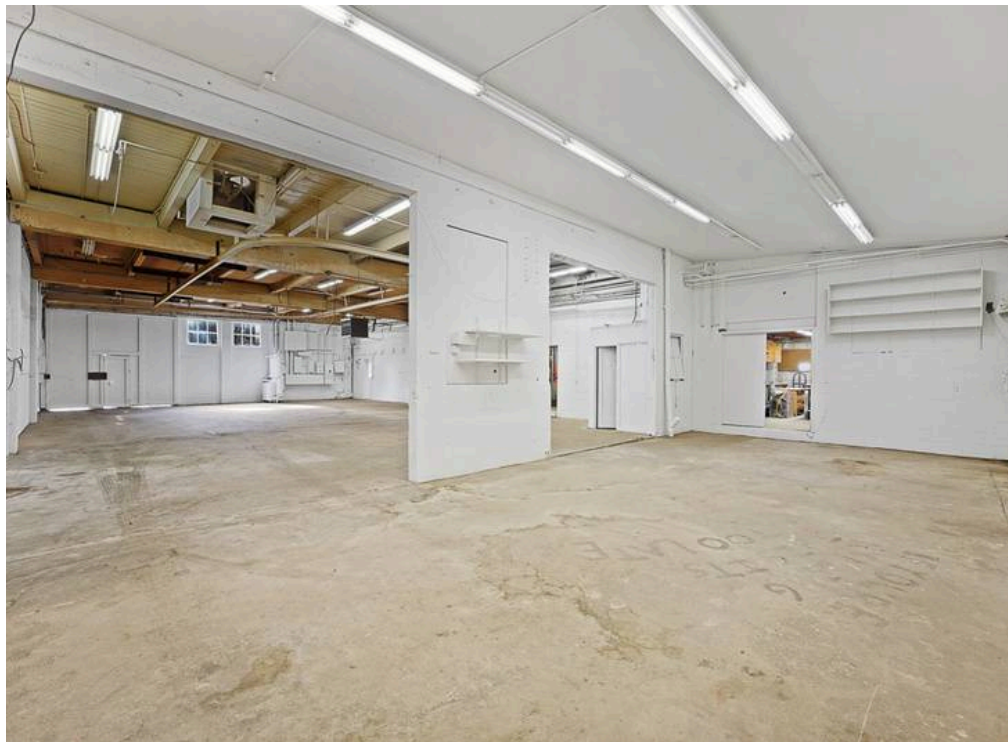
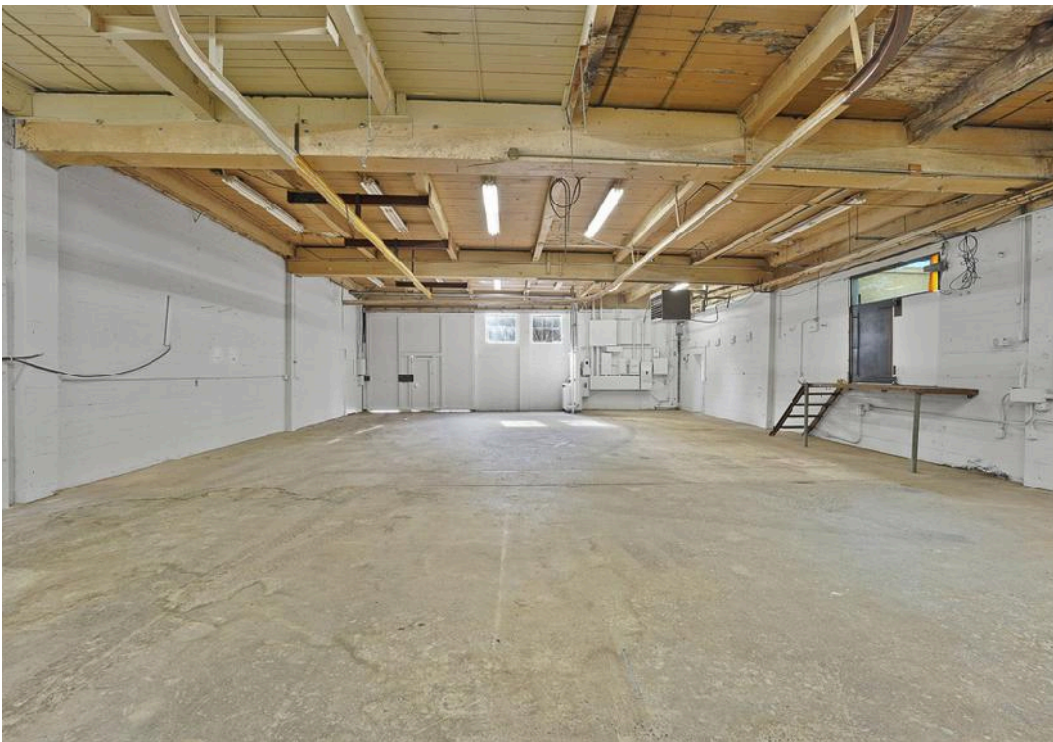
OFFERING SUMMARY

Parcel Numbers 1972206120
1972206110

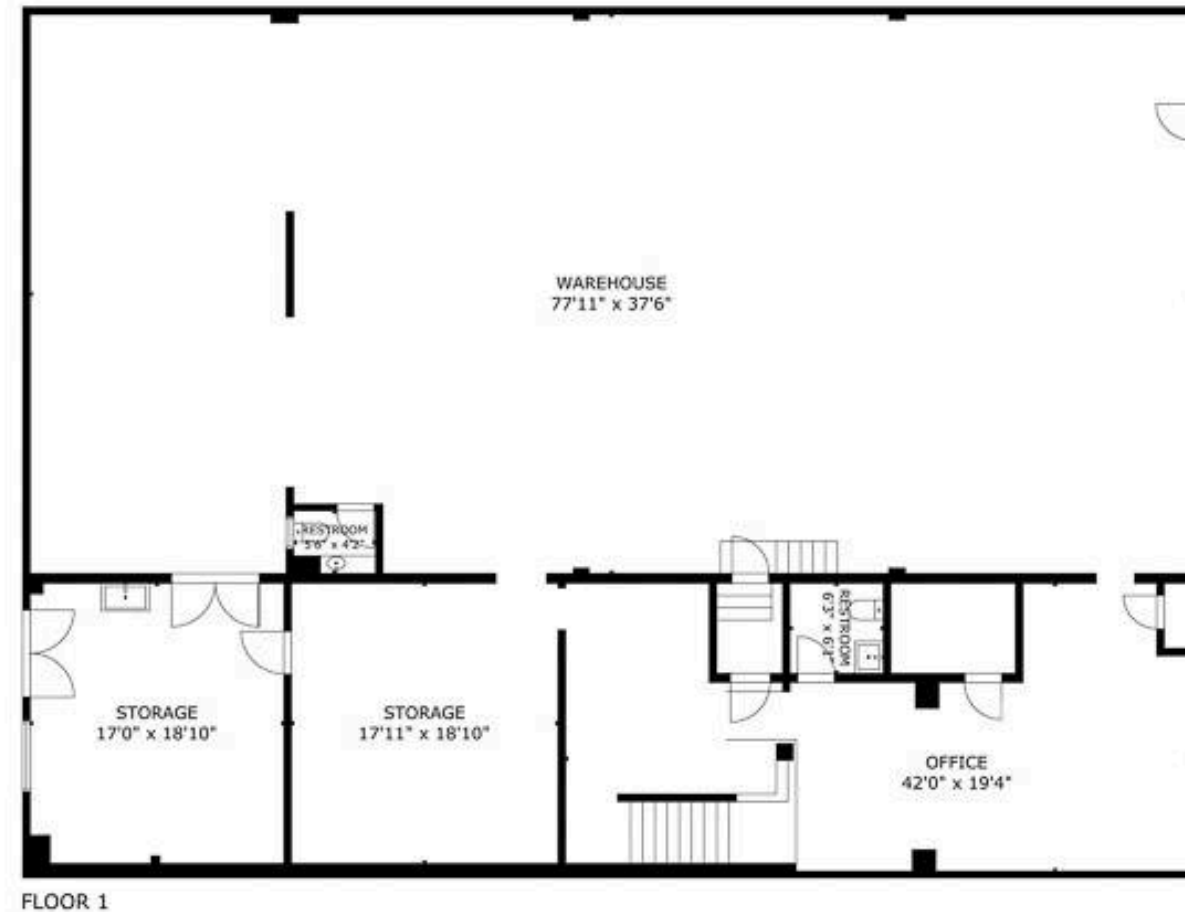
Total Lot Size 10,620 sf +/-

Zoning C2-55 (M)

Price Negotiable. Call
listing agent for
price guidance and
seller financing
option

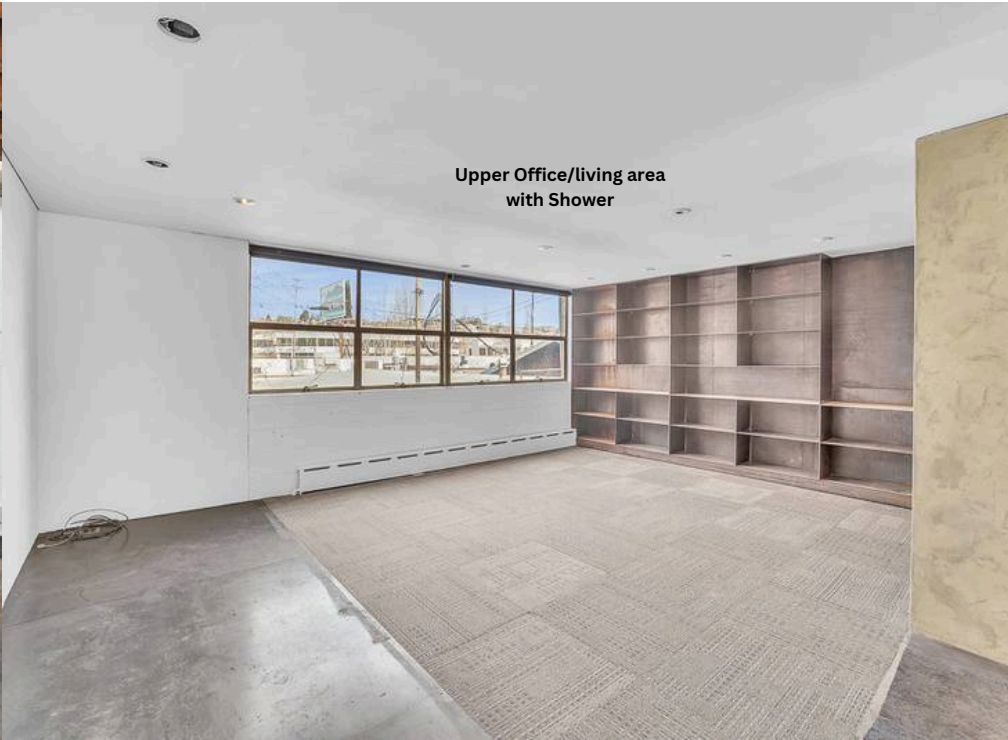


FLOOR PLAN



GROSS INTERNAL AREA
TOTAL: 5,463 sq ft
FLOOR 1: 4,472 sq ft, FLOOR 2: 991 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

6 Dravus St. Floor Plan



LOCATION HIGHLIGHTS

- Close proximity to major highways
- Minutes to Queen Anne, Ballard, and Fremont.
- One block away from Seattle Pacific University

DEMOGRAPHICS 3 MILES



POPULATION 316,246

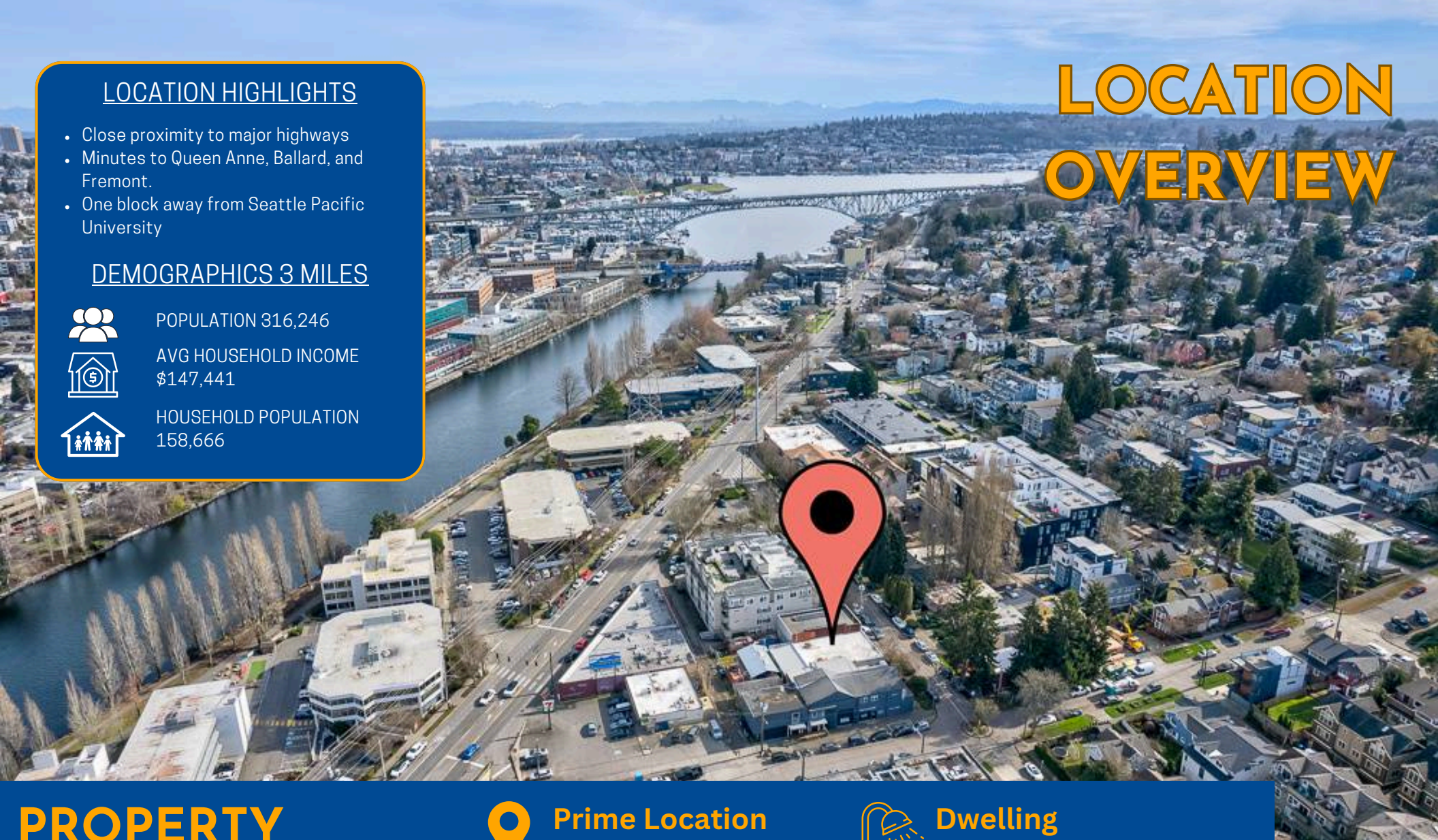


AVG HOUSEHOLD INCOME
\$147,441

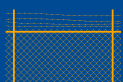


HOUSEHOLD POPULATION
158,666

LOCATION OVERVIEW



PROPERTY HIGHLIGHTS



Yard

Alley access, secured by fence.



Prime Location

Minutes to downtown, Fremont, Ballard, and Queen Anne



Unique Features

One of a kind building with high end steel finishes manufactured by Gulassa Furniture Co.




Dwelling

Previous owners used the building as a dwelling. Has shower and kitchen.



Large Doors

One large roll up door in 10 Dravus and one large sliding door in 6 Dravus. Large enough to get a box truck in.



6 & 10 DRAVUS ST. SEATTLE, WA 98109

Lee White
425.260.1123
Lee@Devongroupe.com

Jordan White
425.830.9414
Jordan@Devongroupe.com

DEVON
GROUP