

Ravenna Park Traditional is UW Triplex



5619 16th Ave NE ~ \$1,152,000

Please consider this Ravenna Park Traditional and UW Triplex @ 16th & The Boulevard. The local river of rental demand is reflected in a single 7-Person Lease at \$7000/m through August 31, 2026. While many triplex fourplex properties can not claim five years of zero vacancy and zero owner's utility expense, at this address it is business as usual.

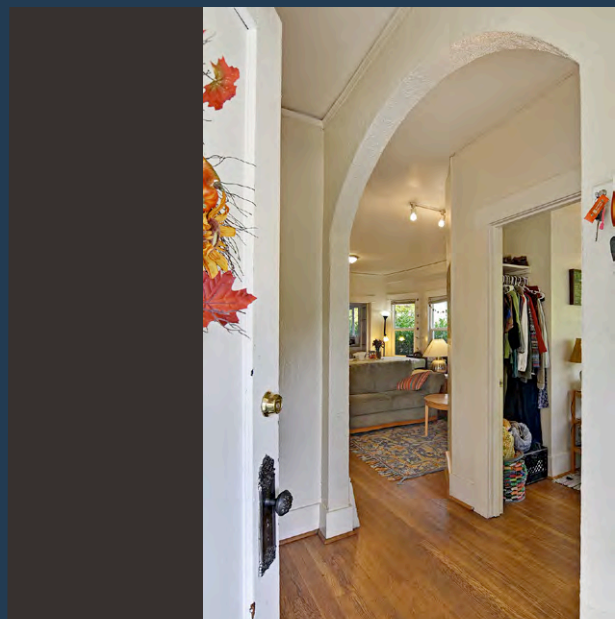
Apt A is approx 1000 sqft 1906 Main Floor 3-Bedroom, boasting an arched entry hall, big bungalow bay window, hardwood and tile floors, three french doors and really fun glassy front porch for hangin' out. Apt B is approx 900 sqft 2nd Floor 2-Bedroom: tree top breakfast bar + spacious dining room commons, and two big bedrooms both 160+ sqft.

This real opportunity is a Duplex of Record with bare bones mother-in-law apt below; large kitchenette in Apt C currently has no stove. (Seattle has now been upzoned, sometimes allowing four and six unit construction in formerly single family zones).

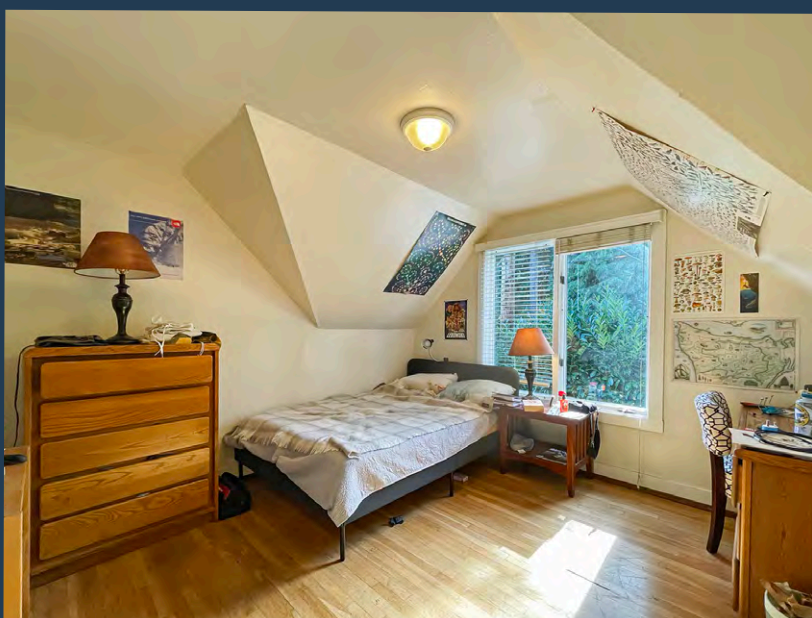
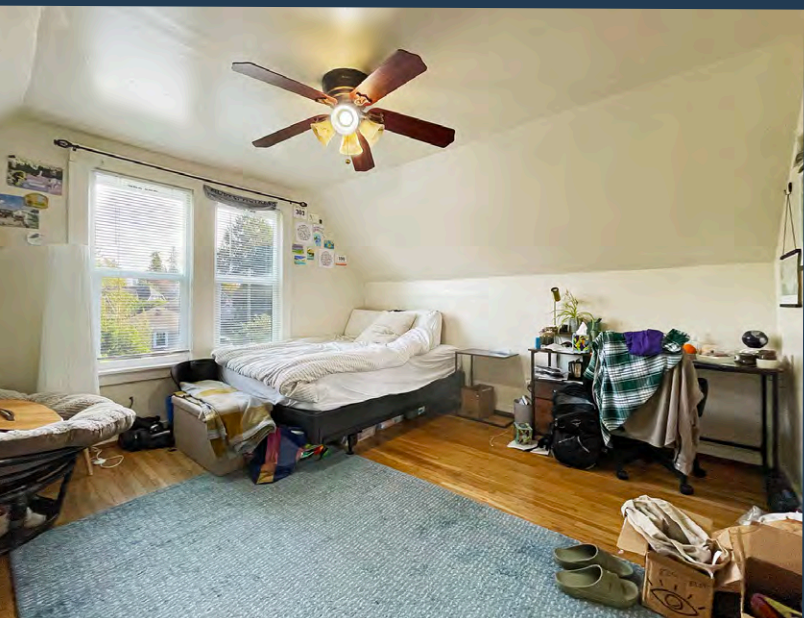
Many options are present as the property rents comfortably as a Duplex, a Triplex, or a UW 7-Bedroom. All three Apt Homes have private entry doors, the main and basement remain connected by interior stairs, and the common laundry room has two doors for use by all. The true scarcity here is your \$/m returns are nestled next to large fine homes... Stroll over park bridges past trees and streams to the 6500 Ravenna District with a clear century of community.

Actual Rents	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2020									5,600	5,600	5,600	5,600
2021	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,800	5,800	5,800	5,800
2022	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,995	5,995	5,995	5,995
2023	5,995	5,995	5,995	5,995	5,995	5,995	5,995	5,995	6,500	6,500	6,500	6,500
2024	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,825	6,825	6,825	6,825
2025	6,825	6,825	6,825	6,825	6,825	6,825	6,825	6,825	7,000	7,000	7,000	7,000
2026	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000				

Apt A: Main Floor 3-Bedroom



Apt B: Top Floor 2-Bedroom



APT. A – MAIN FLOOR 3-BR



GROSS INTERNAL AREA

LOWER LEVEL: 540 sq ft, MAIN FLOOR: 933 sq ft, TOP FLOOR: 817 sq ft

EXCLUDED AREAS – COVERED PORCH: 107 sq ft, PATIO: 185 sq ft

TOTAL: 2290 sq ft. All sq ft shown here interior measured; KCA & MLS use exterior measured.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

APT. B – TOP FLOOR 2-BR



GROSS INTERNAL AREA

LOWER LEVEL: 540 sq ft, MAIN FLOOR: 933 sq ft, TOP FLOOR: 817 sq ft
EXCLUDED AREAS – COVERED PORCH: 107 sq ft, PATIO: 185 sq ft
TOTAL: 2290 sq ft. All sq ft shown here interior measured; KCA & MLS use exterior measured.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

APT. C – LOWER LEVEL 2-BR



GROSS INTERNAL AREA

LOWER LEVEL: 540 sq ft, MAIN FLOOR: 933 sq ft, TOP FLOOR: 817 sq ft

EXCLUDED AREAS - COVERED PORCH: 107 sq ft, PATIO: 185 sq ft

TOTAL: 2290 sq ft. All sq ft shown here interior measured; KCA & MLS use exterior measured.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

CITY OF SEATTLE

DEPARTMENT OF BUILDINGS
APPLICATION AND PERMIT

BASIC FEE

2500

GRADING FEE

Microfilm

DEMOLITION FEE

PERMIT FEE

S.E.P.A. FEE

USE FEE

588748

PERMIT NUMBER

KROLL MAP PAGE NUMBER

79628

RECEIPT NUMBER

AMOUNT

AMOUNT

RECEIPT NUMBER

Also known as:

At 5619

(Number)

16TH AVE NE

(Street)

Addition. Lot is

X

Alley

of

Zoning
RS
5000

Fire Zone
IV

Lot has reached
max. coverage
YES NO

Residential lot
abutting site
YES NO

Width of
Streets
RAVENNA 16TH

Owner's
Value

Bldg. Dept.
Value

Life of Permit

Plans Filed
PLOT

Building Code
Plans Examiner

Clerk

CK

Established
Use
DUPLEX

Occupancy and Group of
Space (Building) this Permit
R-3

Occupant
Load
NA

Occupancy
Certificate
Required
YES NO

Change in
Grade
YES NO

Cubic Yards of Earth
Removed
Filled

Type
Construction
IV

Fire Extinguishing System
Where: NA

Existing
New

No. Dwelling Units
New
TWO

No. Stories:

No. Easements:

No. Cellars:

Bldg. Zoning

Building Size (Lot Coverage)

Existing Area:

New Area:

Total Area:

Demolish

Alter

S.E.P.A. Action (Applicant Initial)

Categorical Exemption

Checklist to be filed

Checklist filed

Threshold Determination

D.N.S.

E.I.S.

Permission is hereby given to do the following, according to the conditions hereon and according to the approved plans and specifications pertaining thereto, subject to compliance with the Ordinances of the City of Seattle:

TO ESTABLISH USE OF EXISTING BUILDING
AS DUPLEX PER PLOT PLAN FOR THE RECORDS

Zoning Exceptions:

Owner:

Struct. Engineer/Architect:

Notify:

Address: 6133

BROOKLYN AVE NE 9815

Application made

AUG 29, 1979

Permit issued

MAR 7, 1980

By:

(Owner's Authorized Agent)

SUPERINTENDENT OF BUILDINGS.

By:

Clarence Keegan

Additional permits or special approvals are required for:

Certificate of Approval
Shoreline Permit
Street Use Permit
Curb or Walk Crossing
Sewer
Street Grades
Elevator
Flammable Liquid Storage
Water

APPROVAL OF OTHER CITY DEPARTMENTS:
ZONING R2-A PRIOR TO 1957)

ZONING OKAY TO EST.
NONCONFORMING DUPLEX
(EXISTING PRIOR TO 1957)

PER AFFIDAVITS, POLK
DIRECTORY LISTINGS, AND
UTILITY RECORDS

PUBLISH 3-11-80

CERTIFICATE OF OCCUPANCY MUST BE ISSUED BEFORE PREMISES ARE OCCUPIED

CONTRACTOR'S LICENSE NO.

Pre-Permit Site Inspection

Required:
YES NO

Made By

WARNING

Not valid unless signed by the SUPERINTENDENT OF BUILDINGS. Starting construction without a Building Permit is punishable by fine and imprisonment. Plans must be followed exactly. Call for inspection before pouring any concrete or installing any piling. Be sure of setbacks and yards required by Zoning ordinances. Phone: 625-2301

ORIGINAL

580

211514

**CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION & LAND USE
ROOM 501 MUNICIPAL BUILDING, 600 4TH AVENUE
William J. Justen, P.E., Director
Charles Royer, Mayor**

CERTIFICATE OF LAND USE AND LOCAL ASSESSMENTS

Explanation: Ordinance 101941 of The City of Seattle requires the grantor of real property in transactions subject to the 1% conveyance tax to deliver this certificate to the grantee prior to recording the instrument of conveyance. This certificate is not required where the property is improved only with a single-family dwelling and accessory structures and is not represented as a legal site for more than one dwelling unit, or where the grantee has waived such requirement by a separate written instrument. (See complete text of Ordinance 101941 on the reverse hereof.)

Address of property being transferred: 5619-16TH N.E.

Legal description of property: Lot 9910 Block 2, Thompson's University

SEE ATTACHED
Addition

DEPARTMENT OF CONSTRUCTION & LAND USE

Existing zoning classification SF5000

Established permitted use of property as per D.C.L.U. records, if any:

2 UNIT (DUPLEX)

Date and description of most recent building or use permit, if any: Permit # 588748

Date Issued 3-7-80 Date Finaled 3-25-80 Description TO ESTABLISH USE OF EXISTING BUILDING AS DUPLEX PER PLOT PLAN FOR THE RECORDS

DIRECTOR OF D.C.L.U.

By Gayle E. Starnoreland

Date 2/7/86

ENGINEERING DEPARTMENT

Amount of any proposed assessments for local improvements against the property as shown on any preliminary assessment roll therefor in records of the City Engineer:

Amounts shown in this statement are obtained from the property as shown on any preliminary assessment preliminary assessment roll which is in the following status:

- ☐ Resolution introduced but no LID yet authorized
- ☐ LID authorized but not filed with City Treasurer
- ☒ No proposed LID assessment of record

CITY ENGINEER

[Signature]

By

CITY TREASURER

Amount of any existing assessments for local improvements against the property, as shown on any assessment roll therefor in the records of the City Treasurer:

None

CITY TREASURER

By [Signature]

Date 2/7/86

Signed _____ (Grantor's Real Estate Broker)

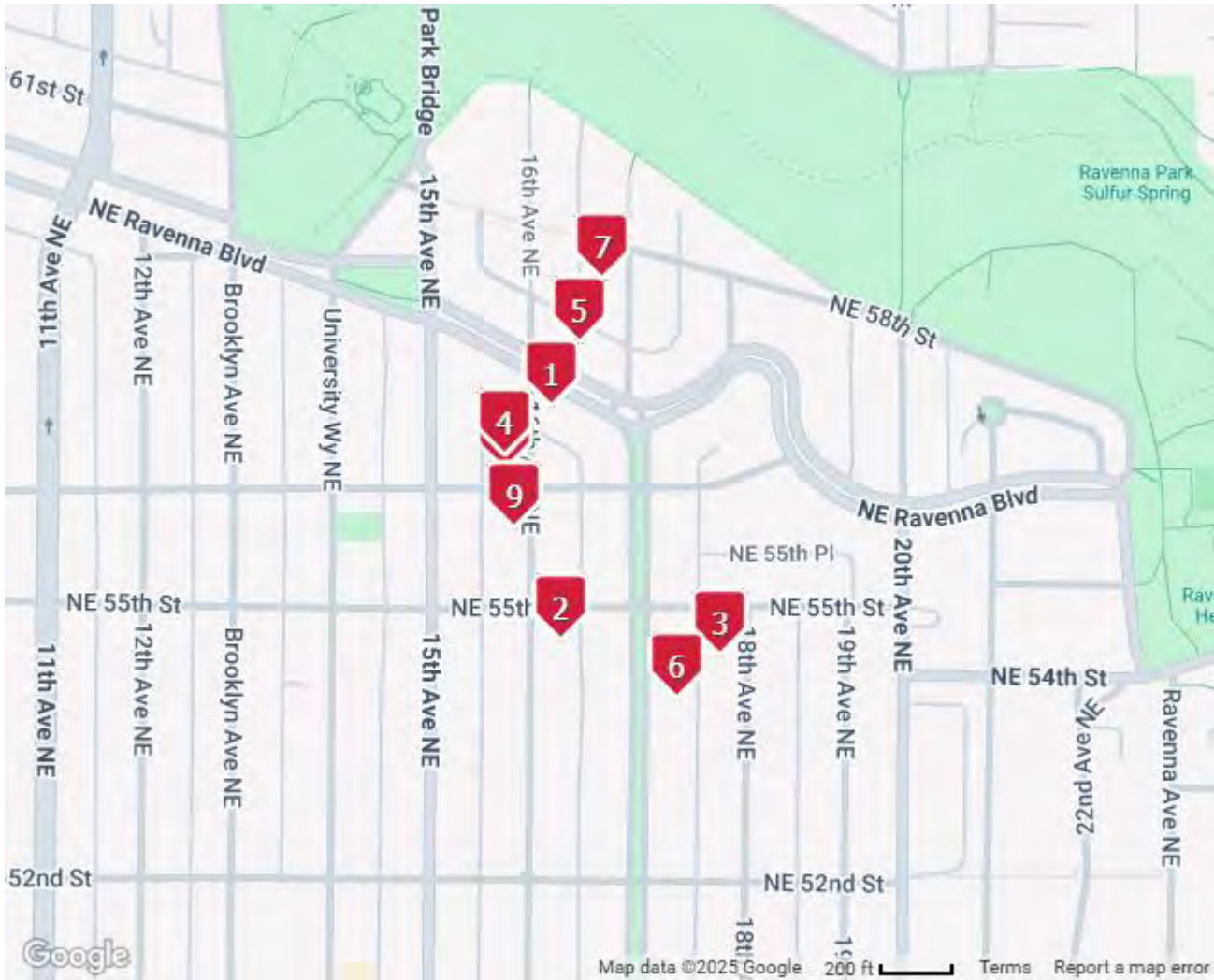
or _____ (Grantor, if not represented by a real estate broker)

COPY RECEIVED this _____ day of _____, 19 _____

(Grantee).

(See Reverse Side)

Single Family Multi-Map Summary



1603 NE Ravenna Blvd, Seattle, WA 98105

1



MLS #: 1976447
Status: **Sold**
Price: **\$1,600,000**
SqFt: **2,840**
Beds: **4**
Baths: **3**

5264 16th Ave NE, Seattle, WA 98105

2



MLS #: 1974219
Status: **Sold**
Price: **\$1,650,000**
SqFt: **4,040**
Beds: **5**
Baths: **2.75**

5261 18th Ave NE, Seattle, WA 98105

3



MLS #: 2253323
Status: **Sold - Unlisted**
Price: **\$1,700,000**
SqFt: **3,060**
Beds: **5**
Baths: **2.5**

5607 16th Ave NE, Seattle, WA 98105

4



MLS #: 2332302
Status: **Sold**
Price: **\$1,765,000**
SqFt: **2,628**
Beds: **4**
Baths: **3**

1608 NE Ravenna Blvd, Seattle, WA 98105

5



MLS #: 2285886
Status: **Sold**
Price: **\$1,825,000**
SqFt: **3,450**
Beds: **5**
Baths: **3.5**

5248 17th Ave NE, Seattle, WA 98105

6



MLS #: 1901472
Status: **Sold**
Price: **\$1,920,000**
SqFt: **2,870**
Beds: **5**
Baths: **2.25**

7

5731 17th Ave NE, Seattle, WA 98105



MLS #: 1901799
Status: **Sold**
Price: **\$2,042,000**
SqFt: **3,270**
Beds: **4**
Baths: **2.25**

8

5603 16th Ave NE, Seattle, WA 98105



MLS #: 2343094
Status: **Sold**
Price: **\$2,050,000**
SqFt: **3,200**
Beds: **4**
Baths: **3.25**

9

5521 16th Ave NE, Seattle, WA 98105



MLS #: 2037994
Status: **Sold**
Price: **\$2,500,000**
SqFt: **3,421**
Beds: **6**
Baths: **6.75**

"In the mid-1890s, a one-room portable was built near what is now NE 63rd Street and 22nd Avenue NE, and the school took its name from the nearby park." <HistoryLink.Org/File/10580>

