

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.

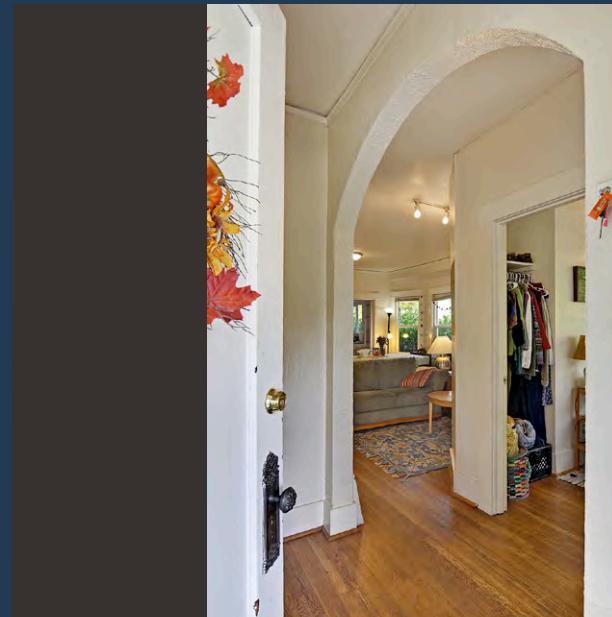
Apt A is approx 1000 sqft 1906 Main Floor 3-Bedroom, boasting an arched entry hall, big bungalow bay window, hardwood and tile floors, three french doors and really fun glassy front porch for hangin' out. Apt B is approx 900 sqft 2nd Floor 2-Bedroom: tree top breakfast bar + spacious dining room commons,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

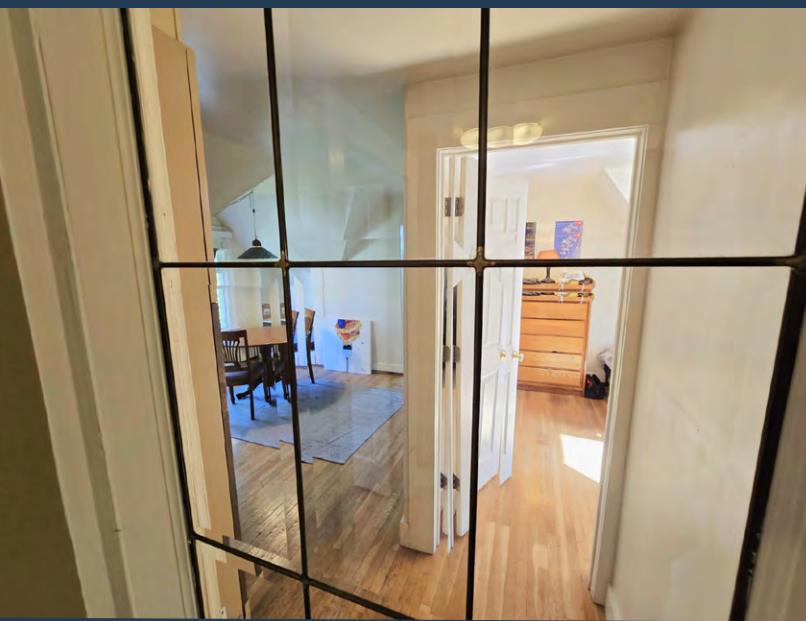
Many options are present as the property rents comfortably as a Duplex, a Triplex, or a UW 7-Bedroom. All three Apt Homes have private entry doors, the main and basement remain connected by interior stairs, and the common laundry room has two doors for use by all. The true scarcity here is your \$/m 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

5619 16th Ave NE

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

Slct 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 9510 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 Finalized 5-25-80 Description TO ESTABLISH USE
OF EXISTING BUILDING AS DUPLEX PER PLOT PLAN
FOR THE RECORDS

DIRECTOR OF D.C.L.U.

By Glenn D. Moreland 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

By Glenn D. Moreland Date 2/7/86

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:

CITY TREASURER

By Glenn D. Moreland Date 2/7/86

Signed _____ *(Grantor's Real Estate Broker)*

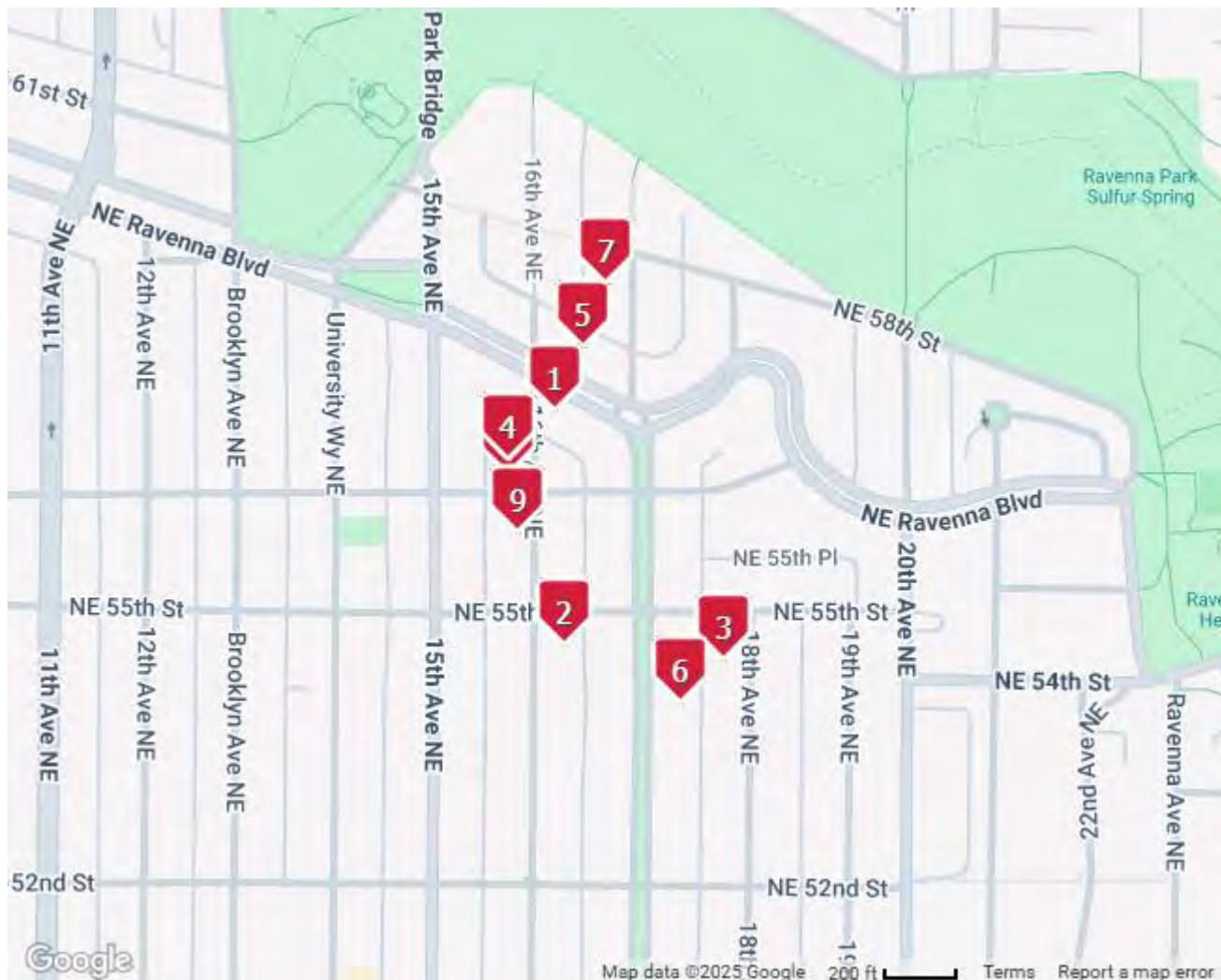
or _____ *(Grantor, if not represented by a real estate broker)*

COPY RECEIVED this _____ day of _____, 19 _____

(Grantee)

(See Reverse Side)

Single Family Multi-Map Summary



1603 NE Ravenna Blvd, Seattle, WA 98105



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

5261 18th Ave NE, Seattle, WA 98105



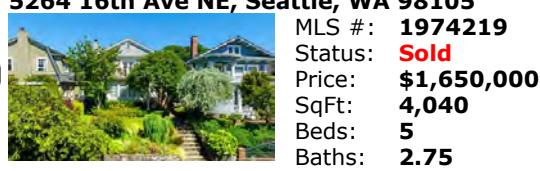
MLS #: 2253323
 Status: **Sold - Unlisted**
 Price: **\$1,700,000**
 SqFt: **3,060**
 Beds: **5**
 Baths: **2.5**

1608 NE Ravenna Blvd, Seattle, WA 98105



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

5264 16th Ave NE, Seattle, WA 98105



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

5607 16th Ave NE, Seattle, WA 98105



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

5248 17th Ave NE, Seattle, WA 98105



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

5731 17th Ave NE, Seattle, WA 98105



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

5521 16th Ave NE, Seattle, WA 98105



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

5603 16th Ave NE, Seattle, WA 98105



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

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"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>

