

Georgetown Mixed Use Opportunity!

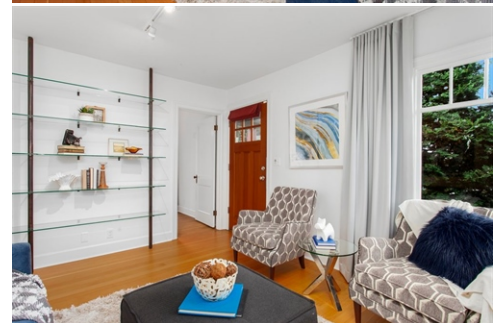


300 S Orcas Street , Seattle, WA 98108

[WEB: 300SOrcasStreet.com](http://300SOrcasStreet.com)

- » **MLS #:** 1515601
- » Commercial | 2,680 ft² | Lot: 5,600 ft²
- » IG2-U85 zoning w/FAR (Floor Area Ratio) 2.5 allows for 13,750 sq.ft building on lot
- » 1200 sf 1938 remodeled cottage w/chef's kitchen, custom cabinets & CA closets
- » 1450 sf studio/shop, built 2009, double garage doors, vaulted 20 ft ceilings + 3/4 BA
- » Fully gated/fenced, remote controlled alarms, cameras & other security
- » Walk to Seattle Design Center & Georgetown's restaurants, bars, wineries & galleries

QR Code



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Price to Sell! Incredible Georgetown mixed use opportunity unique in every way! Rare chance for stunningly designed, remodeled live/work combined 3 bedroom/1 3-4 Bath home & shop/studio in Georgetown design district. 1200 sf 1938 cottage w-radiant floors, AC, chef's kitchen, custom cabinets, CA closets. Impeccably finished 1450 sf studio/shop, built 2009, double glass garage doors, vaulted 20 ft ceilings, floor to ceiling custom storage, mini kitchen, 3 phase power, 3/4 BA with glass walled XL shower, 2' thick radiant cement slab floor, loads of natural light. Professional landscaped mature garden with cobblestone paths and courtyard. Fully gated/fenced, remote controlled alarms, cameras, other security. Walk to Seattle Design Center and Georgetown's up and coming restaurants, bars, wineries, galleries. Metal roofs on both structures. IG2-U85 zoning with FAR (Floor Area Ratio) 2.5 allows for a 13,750 sq.ft building on the lot illustrates future development potential. Exceptional location close to downtown, sports stadiums, bus lines and airports with tons of off street parking. Don't miss this opportunity to be a part of this emerging Georgetown community! Don't miss this opportunity.

