



EXACT  
HOME TEAM



Diamond in the rough! May be potential for VIEWS! Are you a Developer? Investor? Add a DADU? (check City of Seattle rules) Absolutely ENORMOUS lot, almost a quarter acre! Zoned LR2 (M1). Do you want to develop or build? Remodel for your own use? This is an amazing location close to the fast growing Columbia City/South Beacon Hill areas and it's close to restaurants, shops, bars, and transit. With a Walkscore of 79 and a short distance to Columbia City Light Rail, it's an ideal place to be further developed. Bring your dreams and your contractors! The home is currently occupied, but in somewhat rough condition. Buyer to verify all information and development potential to their own satisfaction.

*Columbia City Potential*

MLS #1896135

5022 32nd Ave South  
Seattle, WA 98118

exacthometeam.com



**LISTING ID**  
1896135

**TYPE**  
RESIDENTIAL

**BEDROOMS**  
3

**BATHROOMS**  
1

**SQUARE FEET**  
1480

**YEAR BUILT**  
1906

**LOT SIZE**  
9602 SQUARE FEET

**LOCATION**  
COLUMBIA CITY



**Sandy Walsh**

REALTOR®  
Managing Broker, Team Lead

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