

**David R Knight**  
 KW Mountains to Sound Realty  
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"We specialize in work that few understand"

## Vacant Land 360 Property View

# 6211 Rainier Ave S, Seattle, WA 98118

### Listing

MLS#: **2424634**  
 Community: **Hillman City**  
 School District: **Seattle**  
 Potential Terms: **Cash Out, Conventional**

Status: **Active (08/22/2025)**  
 Area: **380 - Southeast Seattle**

CDOM: **552**  
 Lot Size: **.435 ac/18,935 sf**

Listing Price: **\$2,500,000**  
 Original LP: **\$2,700,000**



### Marketing Remarks

**Hillman City Area - South Seattle. Nice and flat vacant lot is huge - Nearly 19,000 square feet. Great corner lot has excellent visibility. Has zoning for commercial, multi-family, business, many uses - Zoning LR3 RC (M) - Buyer to verify. High traffic area with public transportation - on regular bus routes. Improved roads on two sides and very busy fully improved intersection. Also has had many temporary businesses over the years that rent space. Corner of Graham St and Rainier Ave S. Water, sewer, power, phone and cable in the street. This lot has enormous potential. Great opportunity! Price Reduced to Sell.**

### Broker Remarks

**Back on the market with a Land Specialist. SEE ATTACHMENTS to LISTING-- Title Alliance of Puget Sound for Title and Escrow. Take maps with you. See [www.landmaninc.com](http://www.landmaninc.com).**

Showing Info: **Appointment, ShowingTime, View With Discretion**  
 Offers: **Seller intends to review offers upon receipt**

Directions: **GPS works great. Corner of Graham St and Rainier Ave S. SIGNs on property**

### Broker/Brokerage Information

Broker: **David R Knight (25728)**  
 Office: **KW Mountains to Sound Realty**  
 Firm Document Email: [kwmntsbroker@gmail.com](mailto:kwmntsbroker@gmail.com)  
 Compensation: **1.0%**  
 Tail Provision (Days): **90**

Broker Phone: **(253) 631-9545**  
 Office Phone: **(253) 220-8371**  
 Office Fax: **(253) 236-4283**  
 Compensation Comments:

### Owner Information

Owner Name: **Dan Ly**  
 Owner Name 2:

Owner Phone: **(000) 000-0000**  
 Owner City: **Renton, WA**

### General Information

Property Type: **Vacant Land**  
 County: **King**  
 Lot Number:  
 Lot Size: **.435 ac/18,935 sf**  
 HOA: **No**  
 School District: **Seattle**  
 Elementary: **Buyer To Verify**  
 Senior High: **Buyer To Verify**

Block:  
 Lot Size Source: **county**  
 HOA Dues: **\$0.00**

TaxID: **8113100830**  
 State: **Washington**  
 List Date: **08/22/2025**  
 Price/Lot SqFt: **\$132.03**  
 HOA Dues Freq:

Expir Date: **08/20/2026**

Junior High: **Buyer To Verify**

### Listing Information

Style Code: **43 - Comm/Industrial**  
 General Zoning Classification: **Business, Commercial, Multi-Family, Office, Residential, Retail**  
 Sketch Submitted: **Yes**  
 Possession: **Closing, Negotiable**  
 Potential Terms: **Cash Out, Conventional**  
 Term Remarks: **Buyer can get bank loan**  
 Restrictions: **See Remarks**

Zoning Jurisdiction: **City**  
 Zoning Code: **LR3 RC (M)**

Short Term Rental: **No**  
 Senior Exemption: **No**

### Additional Property Information

Annual Taxes: **\$26,149.00**  
 Preliminary Title Ordered: **Yes**  
 Prohibit Blogging: **Yes**  
 Right of First Refusal: **No**  
 3rd Party Approval Required: **None**

Tax Year: **2025**  
 Bank/RE Owned: **No**  
 FIRPTA: **No**

Seller Disclosure Statement: **Provided**  
 Title Company: **Title Alliance of Puget Sound**  
 Auction: **No**  
 Equitable Interest: **No**  
 Common Interest Cmty: **No**

### Site Information



Road Information: **County Maintained, County Right of Way, Paved**  
View: **Territorial**  
Water Access:  
Lot Details: **Corner Lot, Curbs, Paved Street, Sidewalk**  
Improvements: **Cable TV Available, Fenced-Partially**  
Reports/Documents Completed: **See Remarks**  
Level: **All Level**  
Road Side: **East & South**

Topography: **Level**  
Slope: **Level**

Utility Information

Sewer: **In Street**  
Electricity: **Available**  
Survey Information:  
Water Jurisdiction: **Seattle**  
Water: **In Street**

Gas: **Available**  
Easements: **road, utility**

Selling Information

Photos





