THE REMLINGER GROUP

R-4 Development Opportunity
Renton, WA

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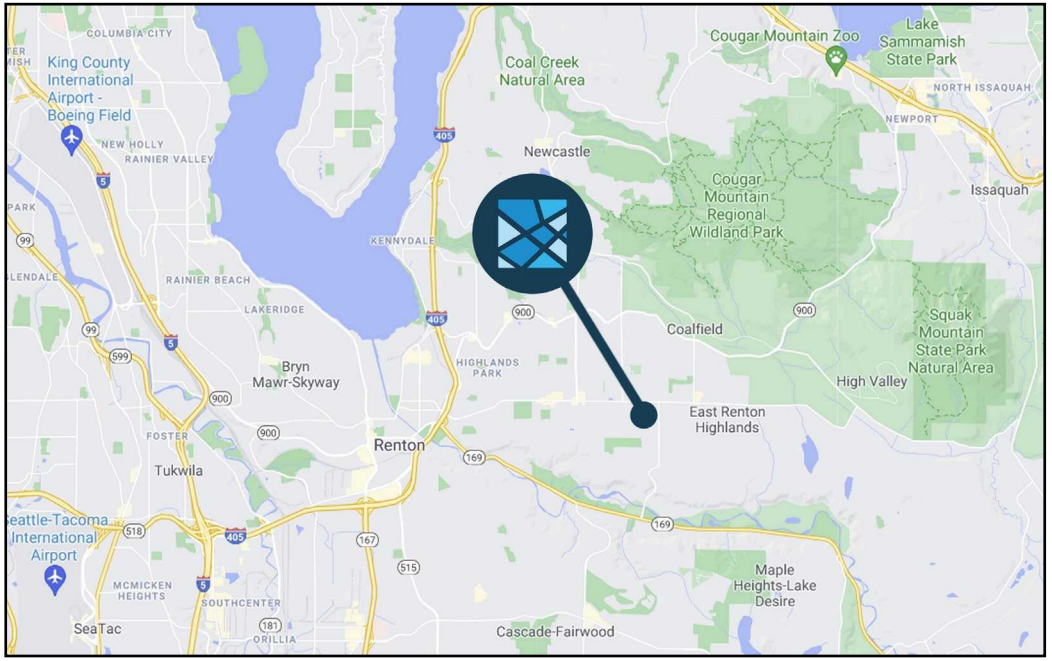
Property Overview



Address:	6215 NE 4th St, Renton, WA 98059
Parcel Number:	142305-9062 (King County)
Total Land Area (SF):	100,188 SF
Total Land Area (Acres):	2.30 Acres
Zoning:	R-4 (Residential), City of Renton
Minimum Density:	No Minimum Net Density
Maximum Density:	4 Dwelling Units Per Net Acre
Topography:	Level
Critical Areas:	None Noted

6215 NE 4th St, Renton, WA

AREA REPORT

VERY CONVENIENT

This home is in a very convenient area. Some daily errands in this location require a car and most major services are within 1 mile.

	GAS	COFFEE	GYM	ATM	CLEANERS
	0.6 MILES	0.6 MILES	0.7 MILES	0.7 MILES	1 MILE

	MOVIE THEATER	MEDICAL	GROCERIES	PHARMACY
	4.1 MILES	1.5 MILES	1 MILE	1 MILE

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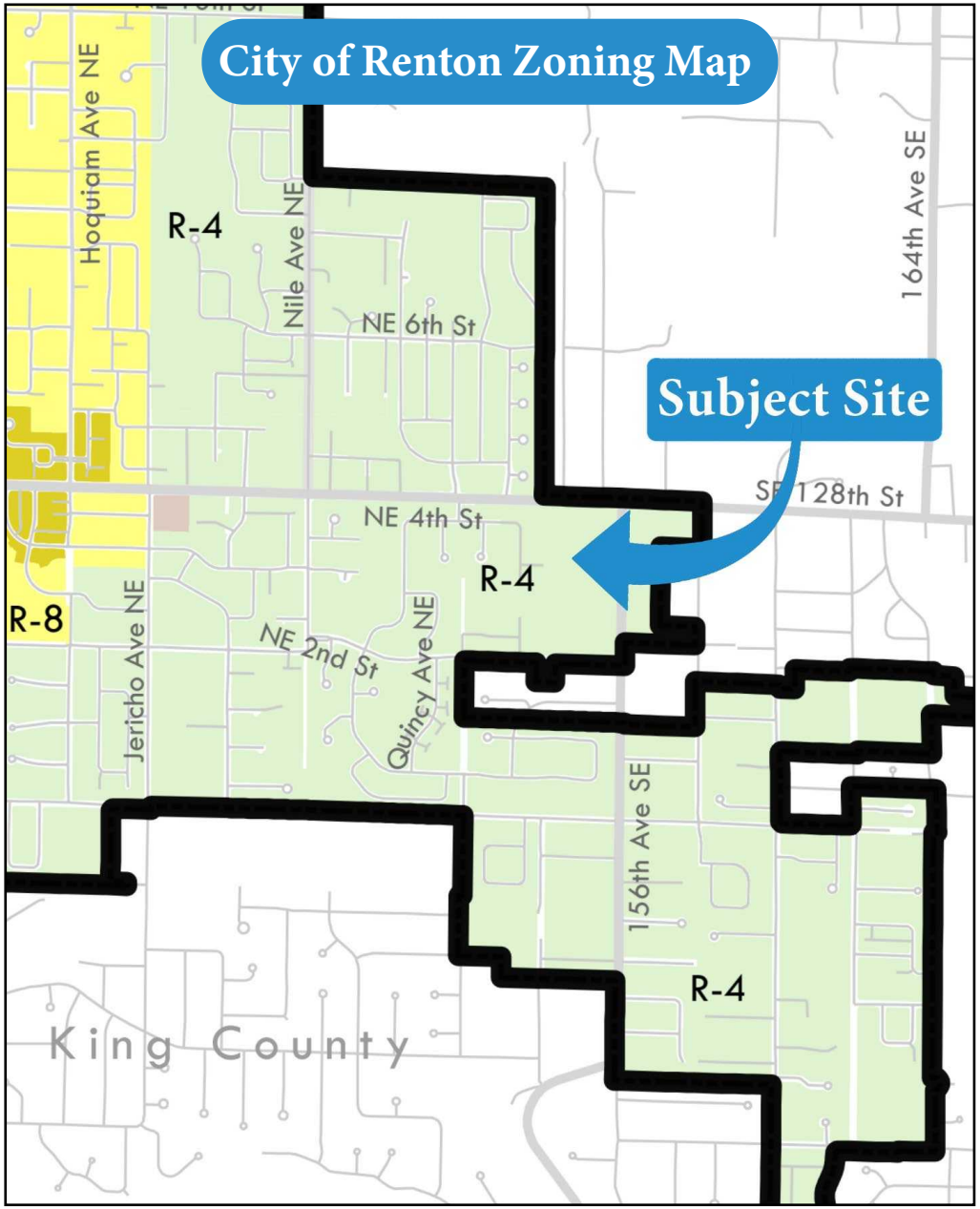
Zoning | R-4 Single Family



Purpose & Intent of Residential-4 (R-4) Zone

The Residential-4 Zone (R-4) is established to promote urban single family residential neighborhoods serviceable by urban utilities and containing open space amenities. It is intended to implement the Residential Low Density Comprehensive Plan designation. The Residential-4 (R-4) allows a maximum density of four (4) dwelling units per net acre. The R-4 designation serves as a transition between rural designation zones and higher density residential zones. It is intended as an intermediate lower density residential zone.

R-4 Residential Zone | Development Standards

Zoning Code:	Residential-4 (R-4)
Maximum Density:	4 Dwelling Units Per Net Acre
Minimum Front Yard:	20 Feet
Minimum Rear Yard:	30 Feet
Minimum Side Yard:	20 Feet Combined
Maximum Stories:	3 Stories
Max Building Coverage:	35%
Maximum Impervious:	50%
Minimum Lot Size:	9,000 Square Feet

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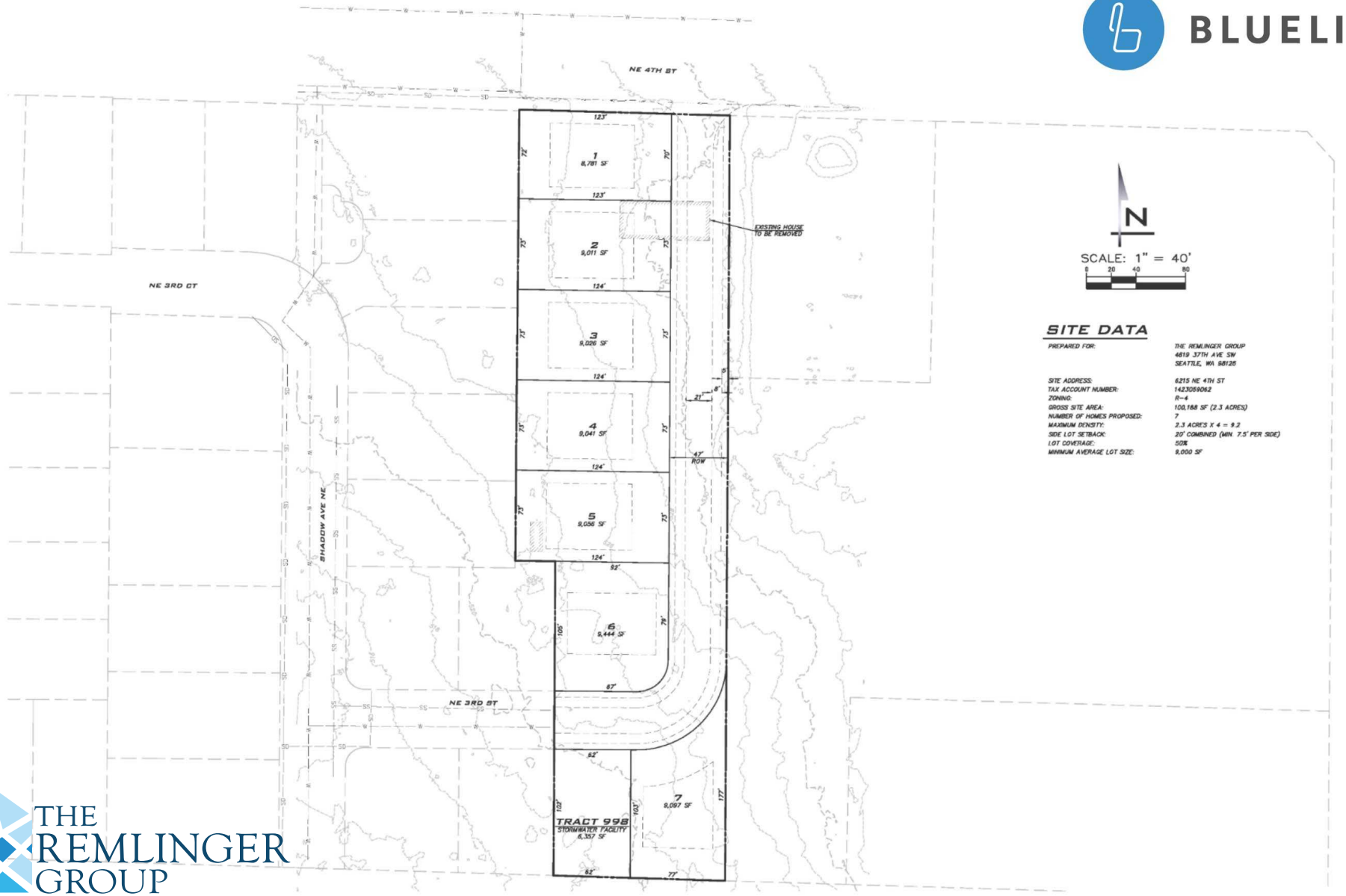
Conceptual Site Plan

SEC 14, TWP 23, RGE 5E, W.M.

BLUELINE



SITE DATA

PREPARED FOR:	THE REMLINGER GROUP 4619 37TH AVE SW SEATTLE, WA 98126
SITE ADDRESS:	6215 NE 4TH ST
TAX ACCOUNT NUMBER:	1423059062
ZONING:	R-4
GROSS SITE AREA:	100,188 SF (2.3 ACRES)
NUMBER OF HOMES PROPOSED:	7
MAXIMUM DENSITY:	2.3 ACRES X 4 = 9.2
SIDE LOT SETBACK:	20' COMBINED (MIN. 7.5' PER SIDE)
LOT COVERAGE:	50%
MINIMUM AVERAGE LOT SIZE:	9,000 SF

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Recent Comps from R-4 Developments

$1,300,000

SOLD | 09/18/2020

0 Days on Market

Zoning: R-4

$1,299,622

SOLD | 10/09/2020

10 Days on Market

Zoning: R-4

$1,250,000

SOLD | 06/07/2021

2 Days on Market

Zoning: R-4

$1,400,000

SOLD | 05/24/2021

3 Days on Market

Zoning: R-4

$1,285,000

SOLD | 10/01/2020

8 Days on Market

Zoning: R-4

$1,209,237

SOLD | 10/29/2020

12 Days on Market

Zoning: R-4

$1,430,000

SOLD | 04/23/2021

2 Days on Market

Zoning: R-4

$1,360,000

SOLD | 03/18/2021

6 Days on Market

Zoning: R-4

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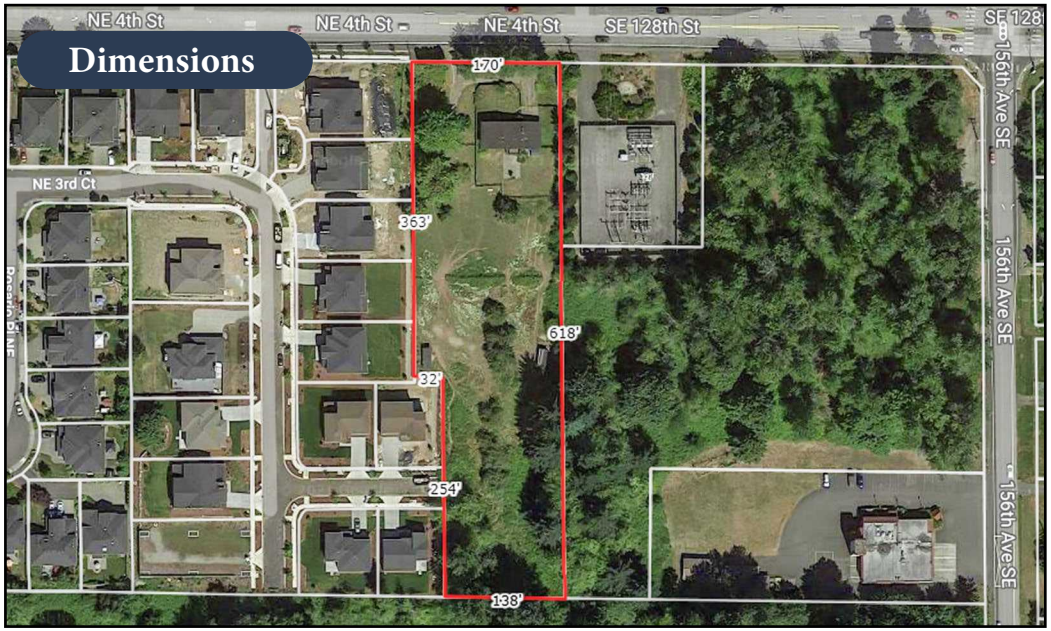
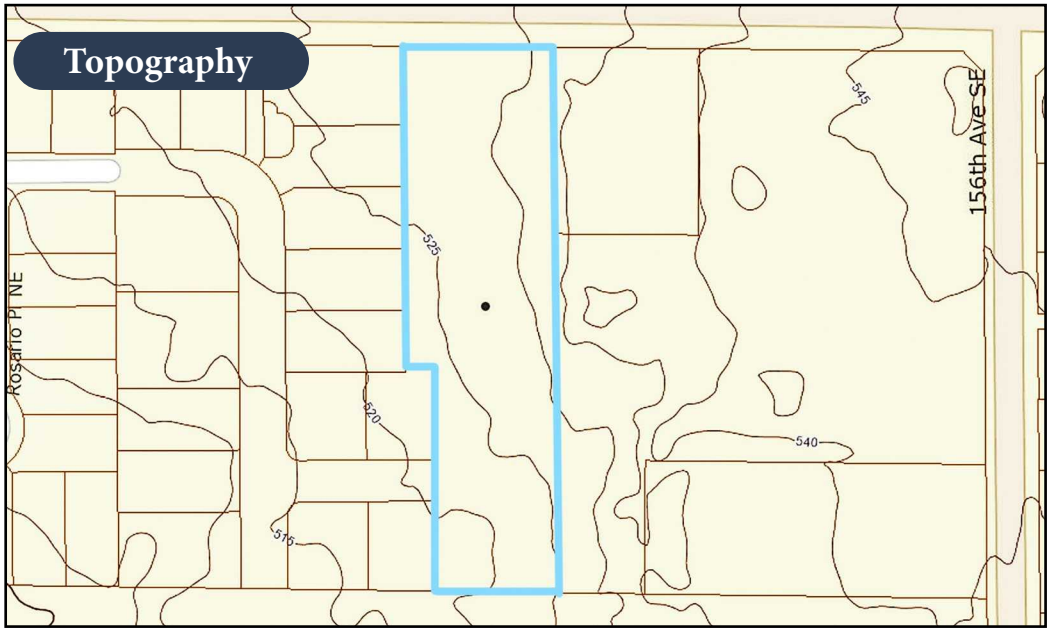
Site Maps

County Aerial

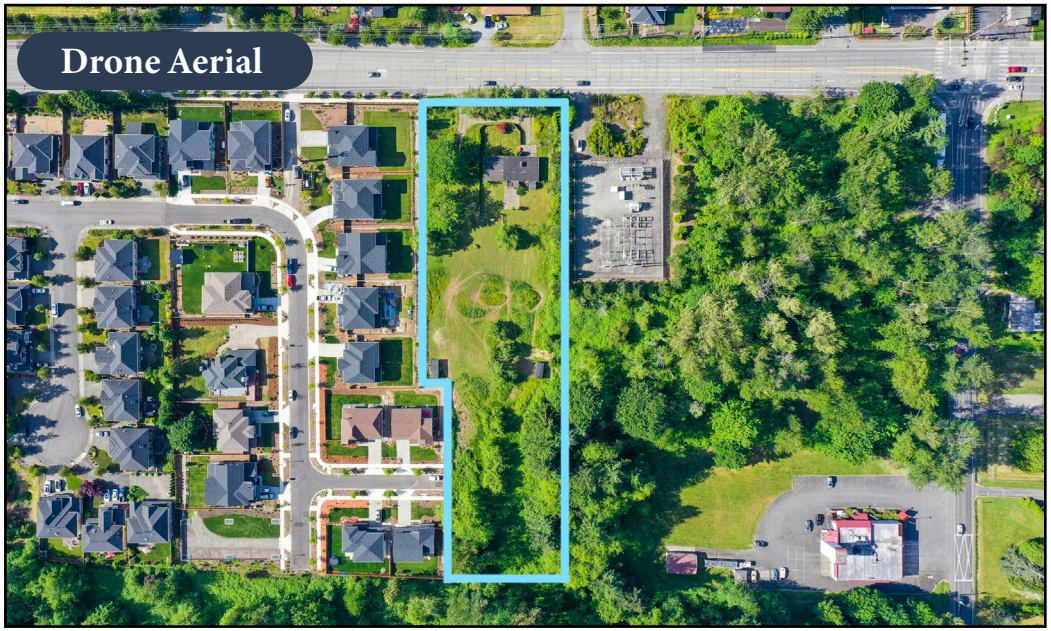
Dimensions



Topography



Drone Aerial



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