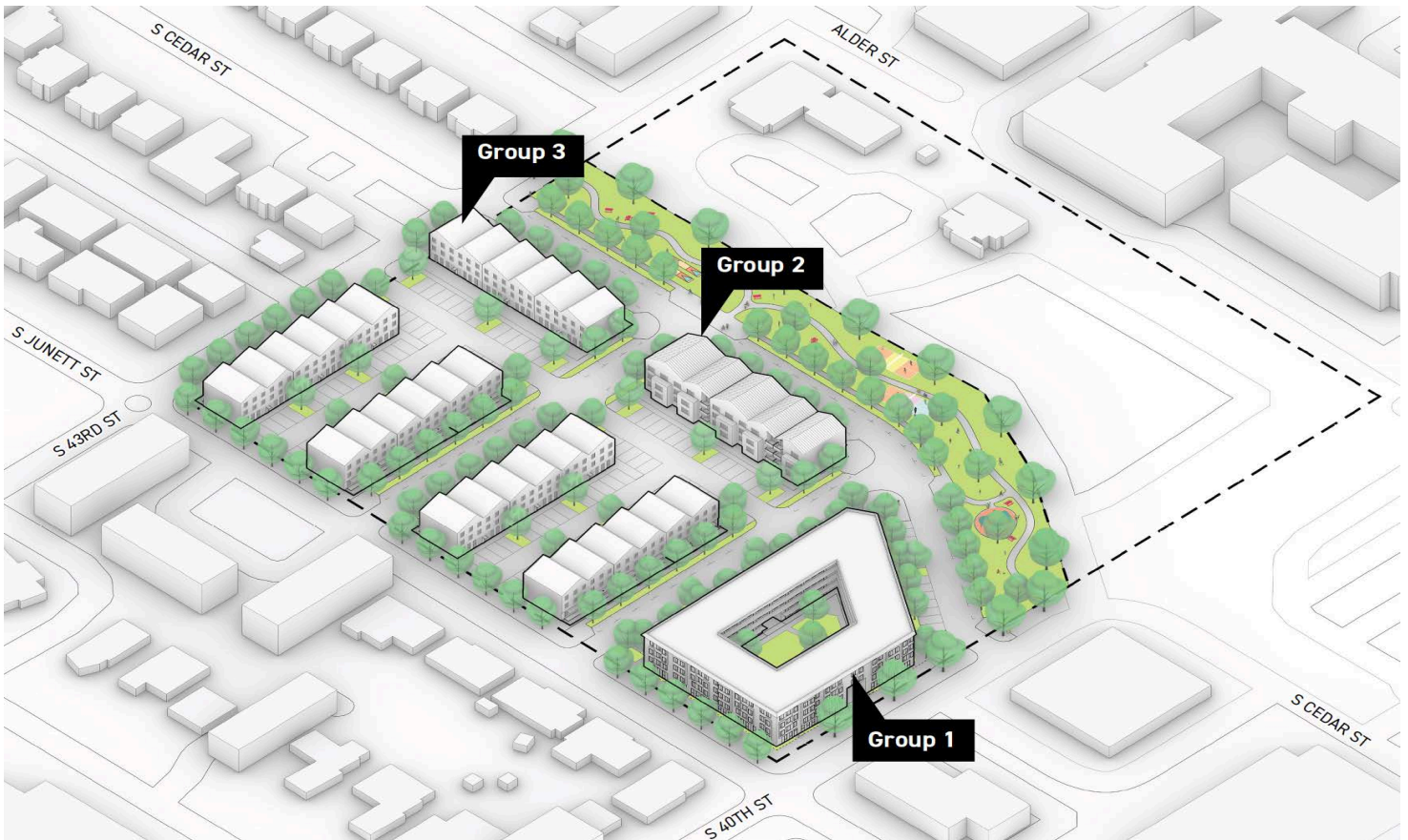


FOR SALE

MADISON SCHOOL

3101 S 43rd St Tacoma, WA 98409



OFFERING SUMMARY

Sale Price:	\$4,500,000
Buildings Size:	48,833 SF
Lot Size:	Approximately 5.5 Acres
Zoning:	URX STGPD
Parcel #:	9120000270
	5405000140
	5405000120
	5405000100

PROPERTY OVERVIEW

Nestled on four parcels, Madison School is a multifamily redevelopment opportunity situated within close proximity to I-5, Hwy 16, Tacoma Mall and variety of retail and services. Urban Residential Mixed Use District zoning allows for a number of uses primarily focusing on apartments, townhomes and etc. For complete list of permitted uses and development standards click [here](#) to access City of Tacoma Land Use Regulatory Code.

Structures include 29,733 SF main school building, 16,300 SF circular classroom building and 2,800 SF detached gymnasium. School grounds feature paved parking lots and two playgrounds. Boundary line adjustment is in progress. Upon completion, site size shall be 5.55 Acres.

Vladimir Olyanich

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Bob Fredrickson, CCIM

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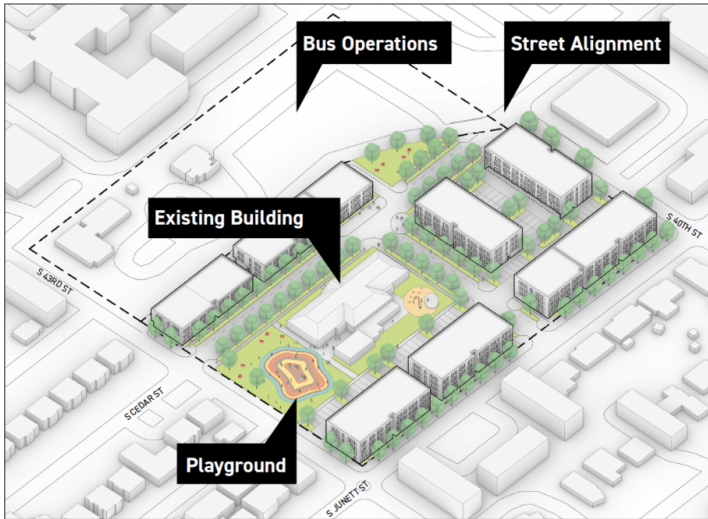
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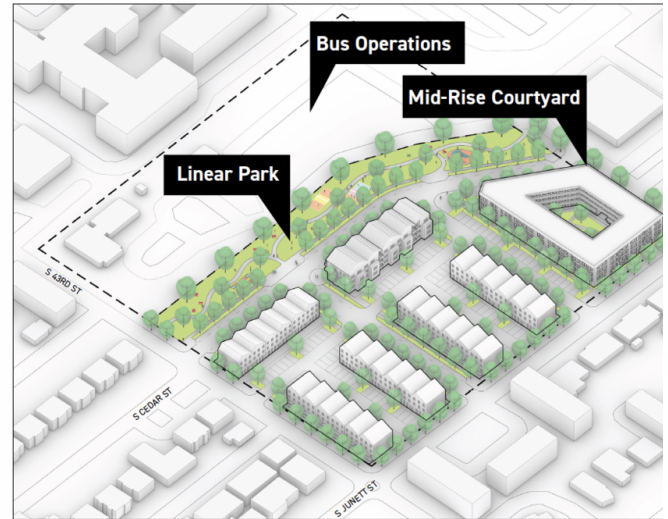
Conceptual Massing

Option 1



- 351 Units
- 167 Off-street parking, 56 on-street parking
- 88 Trees


Option 2



- 199 Units
- 110 Off-street parking, 106 on-street parking
- 145 Trees

ZONING OVERVIEW

PROPERTY ID : 9120000270, 5405000140, 5405000120 & 5405000100

SITE AREA	 5.55 acres Total
ZONING	URX STGPD - Urban Residential Mixed-Use District & Groundwater Protection District & Tacoma Mall RGC - Madison District Inclusionary Zoning Pilot Area
TYPICAL USES	Specific Allowable Uses : Houseplexes Courtyard Housing (all) Backyard Buildings Multiplexes Rowhouses
FAR (UR-3)	Min. : Max. : 1.2 Max. w/ Bonuses : 1.6, 2.0
DENSITY (UR-3)	Min. : Max. : 1/750 SF Max. w/ Bonuses : 1/500 SF, 1/375 SF
HEIGHT	Base Max. : 75 feet Max. w/ Bonuses :
PARKING (UR-3)	Min. : Baseline 0.5 per unit Parking Reduction: None required in reduced Parking Areas (1/2 mile from major transit stations) - Does not apply

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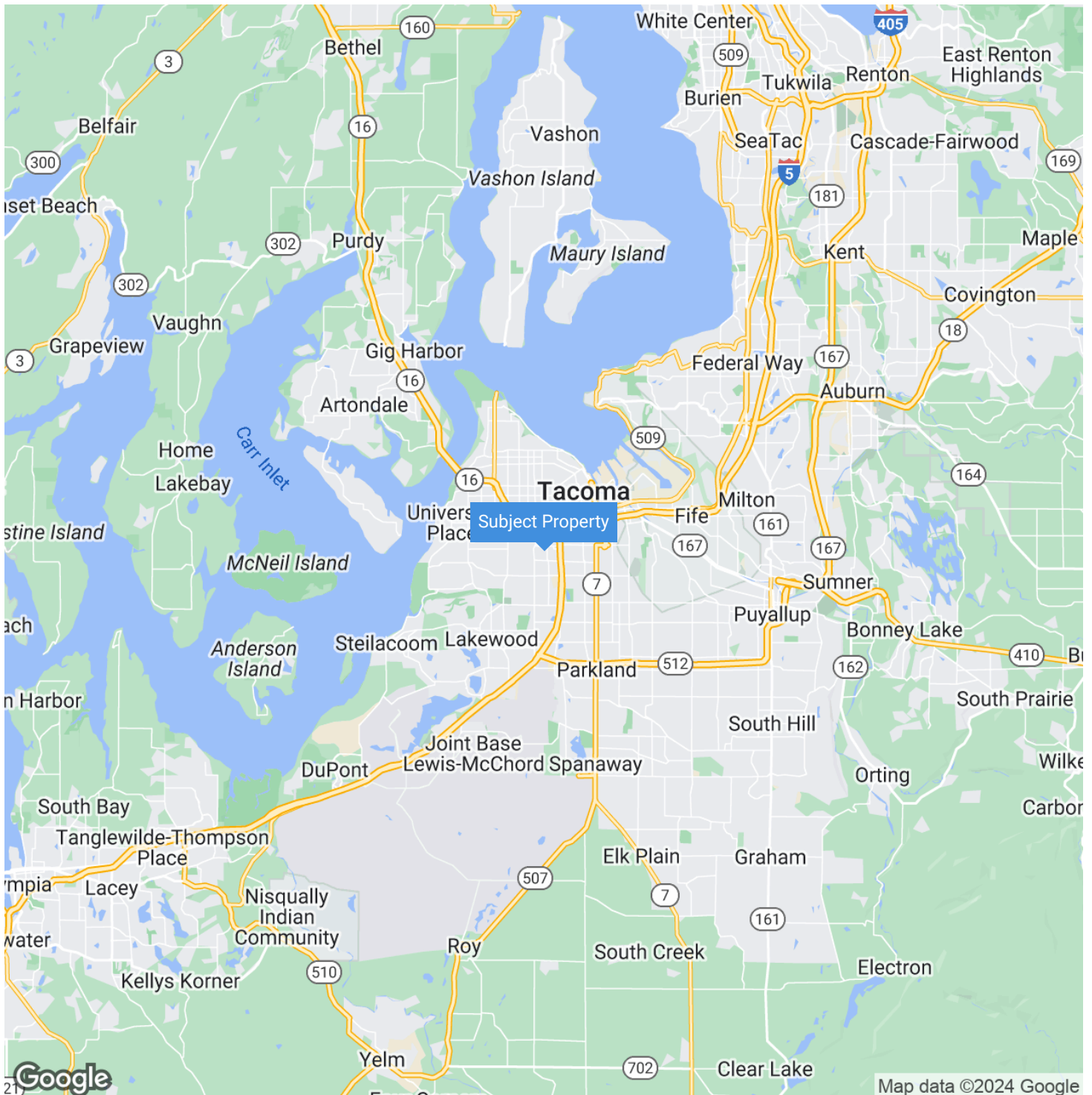


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