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Laurelhurst site purchased for \$7.6M, with senior housing planned

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A veterinary clinic building at 4020 N.E. 55th St. near Laurelhurst has sold for a little over \$7.6 million, according to King County records. The seller was an LLC associated with the clinic owners, who acquired the property in 1999 for \$910,000.

The buyer is based out of Baltimore. Developer Josh Blake is planning a new three-story, 73-unit assisted living complex on the property. The project received its master use permit in January, and its construction permit in August. The old building will be removed, and the clinic will find a new home, Blake previously told the DJC.



Empress will have both assisted living and memory-care units.

The deal was worth about \$333 per square foot for the land, which is directly north of Metropolitan Market, in Hawthorne Hills.

Empress Senior Housing at Laurelhurst will also have one level of underground parking with 30 stalls. About 500 square feet on the ground is indicated as a future coffee shop for residents and passersby.

Total project size is around 60,000 square feet, including the parking and a roof deck.