

FOR SALE

BALLARD COMMERCIAL

1464 NW 49TH STREET | SEATTLE, WA 98107



WESTLAKE
ASSOCIATES, INC.

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OFFERING SUMMARY

OVERVIEW

Located in the vibrant urban industrial neighborhood of West Woodland in Ballard, this 2-story commercial building offers opportunity to both an investor, or small business owner. The property has several small suites that could be leased for income, owner occupied, or a combination.

The top floor is office space with (5) five individual offices, kitchen, bathroom, and lobby area. The ground level has warehouse space with 14' ceiling height, and a 12' roll up garage door. Also located on the ground floor are (3) three suites and a bathroom, each with their own exterior entrance, accessible through a security gate. These suites are ideal for many uses such as retail, office, workshop, or storage. On the north side of the building, the fully fenced and secured yard space/parking area contains two permitted shipping containers for additional storage options. The building has high visibility and offers great signage views from 15th Avenue NW.

Current tenants are month-to-month, or on a short-term lease. A cap rate of 5.85% is proforma.

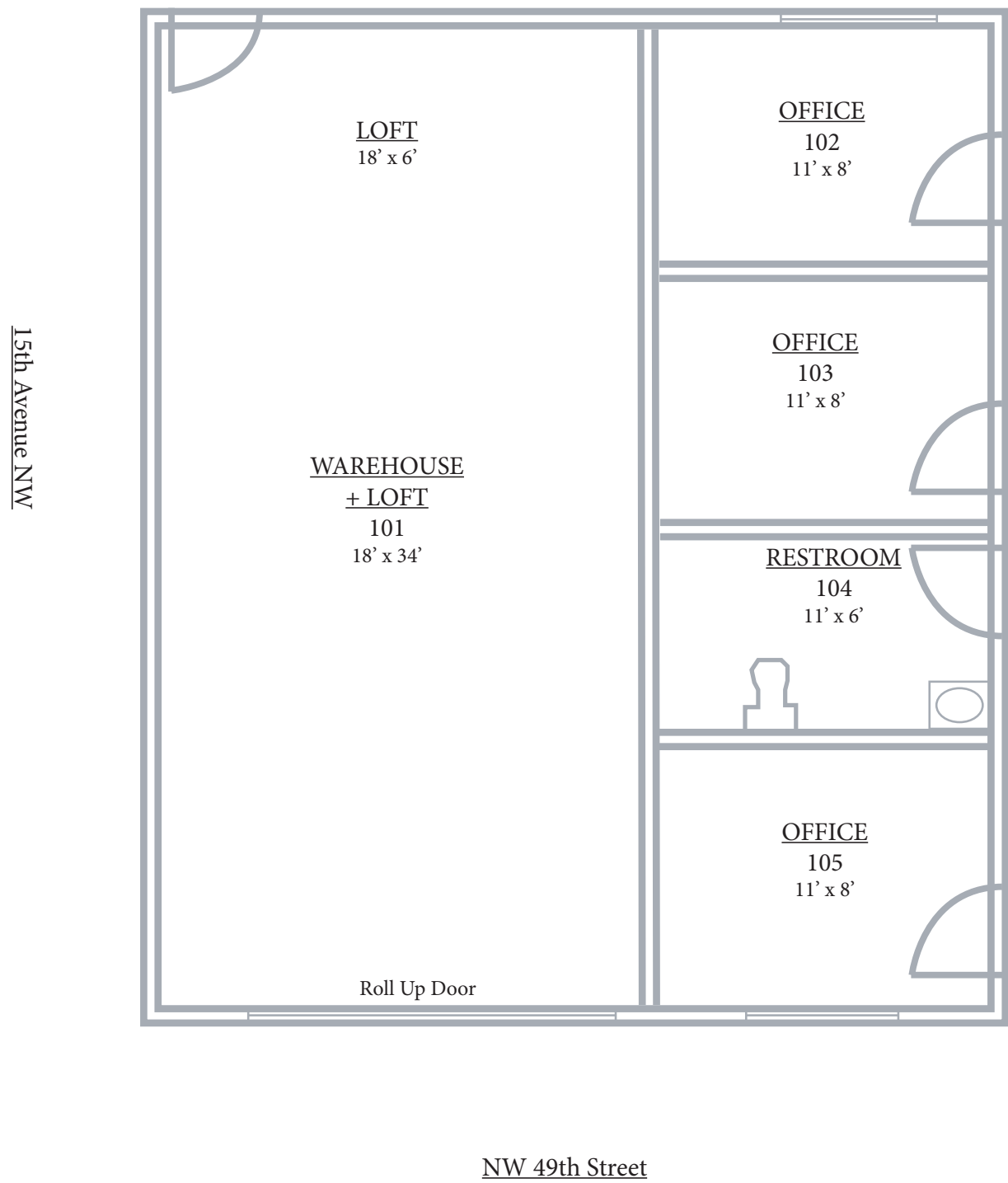
PROPERTY SUMMARY

ADDRESS	1464 NW 49TH ST SEATTLE, WA 98107
PRICE	\$1,150,000
PROFORMA CAP	5.85%
BLDG SF	2,292 SF
LAND SF	3,078 SF
STORIES	2
YEAR BUILT	1985
COUNTY	KING
MARKET	BALLARD
LAND USE	COMMERCIAL
APN#	276830-1975
ZONING	IG2 U/65



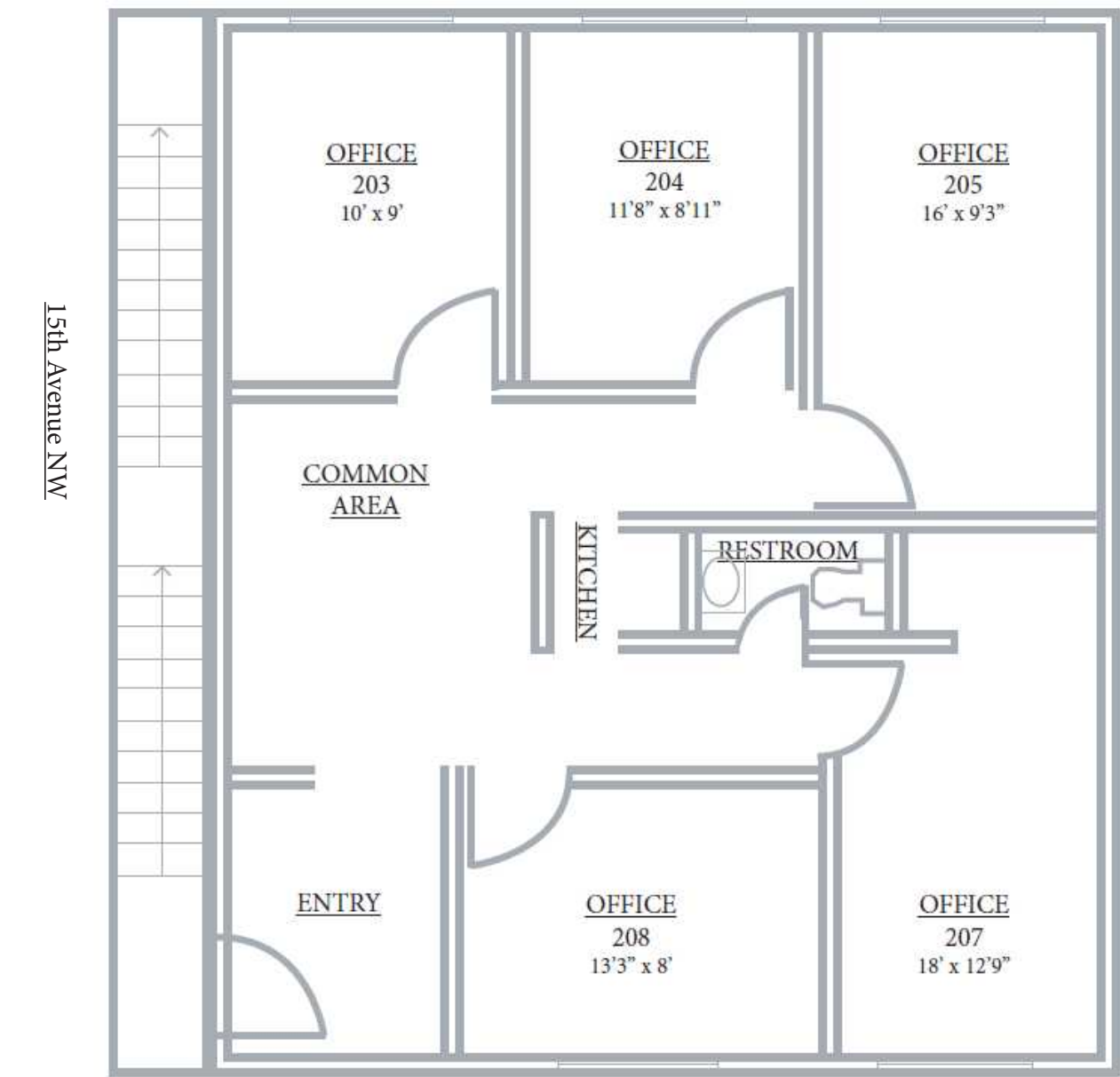
FLOOR PLAN

1ST FLOOR



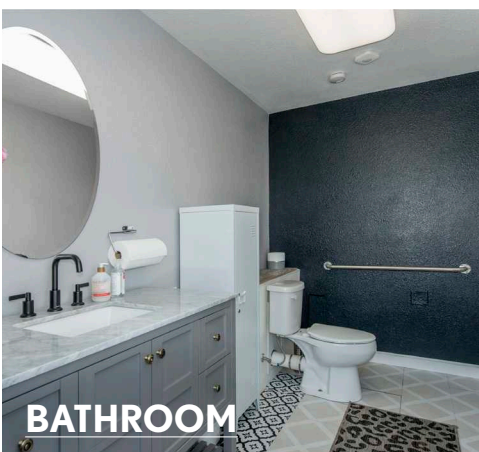
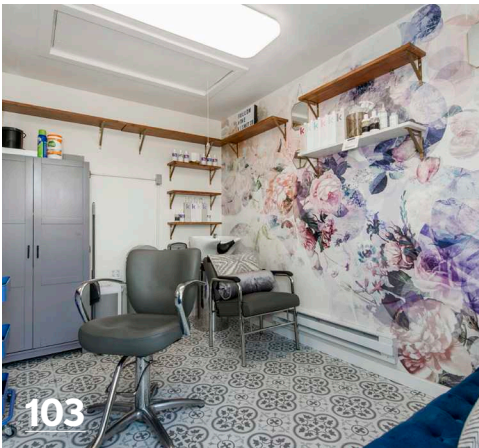
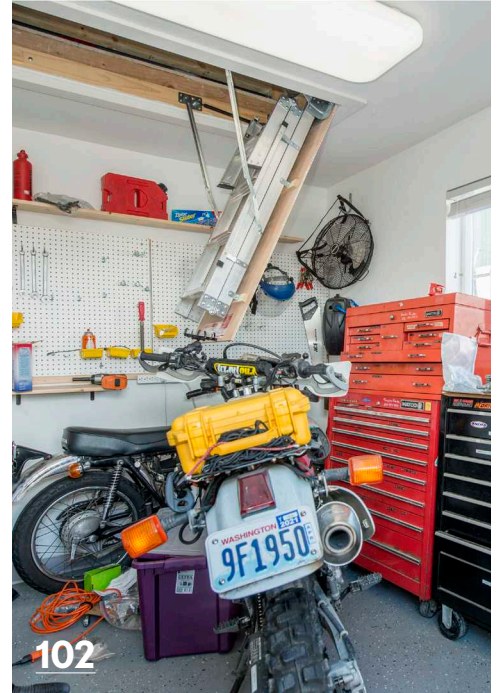
FLOOR PLAN

2ND FLOOR



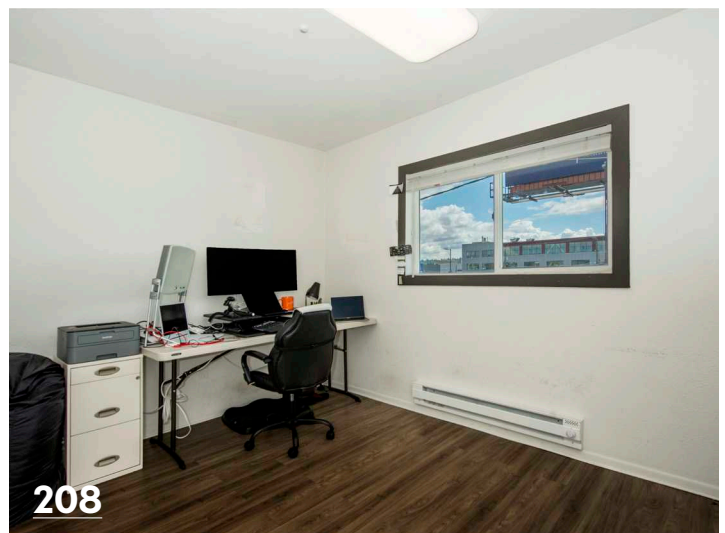
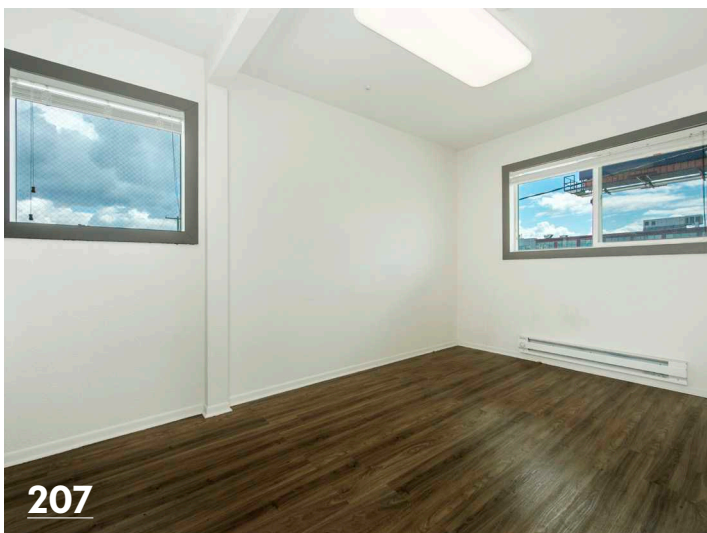
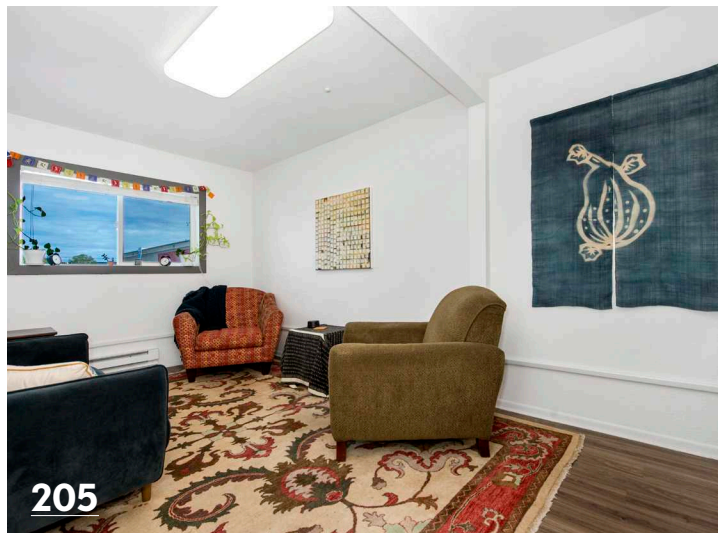
BUILDING PHOTOS

1ST FLOOR



BUILDING PHOTOS

2ND FLOOR



LOCATION



NEIGHBORHOOD & AMENITIES

WHAT'S NEARBY

RETAIL

Target
Ross Dress for Less
Safeway
PCC Community Markets
Trader Joe's
Walgreens
Big 5 Sporting Goods
Mud Bay
Amazon Fresh

SERVICES

Swedish Ballard
LA Fitness
UW Neighborhood Clinic
Gilman Playground
Ballard High School
USPS

FOOD & DRINKS

Peddler Brewing Company
Reuben's Brews
Lagunitas Brewing Company
Mean Sandwich
Java Jahn
Dog Yard
Serious TakeOut
Great Notion
Starbucks
Mike's Chili Parlor
Top Pot Donuts
The Egg & Us
Pono Ranch
Shelter Lounge
Ballard Brothers
Subway
Wendy's



93

Walker's Paradise



5 MILES

to Downtown Seattle

BALLARD is a neighborhood located in the northwestern part of Seattle. It is most commonly identified with the strong Scandinavian heritage that was brought to the area in the 1800's. Once home to immigrants from five Scandinavian countries, Ballard's history is steeped in the cultural traditions of Denmark, Finland, Iceland, Norway and Sweden.

Ballard is home to the Nordic Heritage Museum, which celebrates both the community of Ballard and the local Scandinavian history. Scandinavians unite in organizations such as the Sons of Norway Leif Ericson Lodge and the Norwegian Ladies Chorus of Seattle. Today, the tradition continues with Ballard's annual 17th of May festival, celebrating Syttende Mai (Norway's constitution Day). The festival features a parade with drill teams, clowns and much more.

Shilsole Bay, along the western shores of Ballard, offers calm waters for sailboats and lots of summer fun. Lines of restaurants make this waterfront an active place in the warmer months, with beautiful orange and purple sunsets, and an amazing view of the Olympic Mountains.

Along the south end of Ballard are the Hiram M. Chittenden Locks, known locally as the "Ballard Locks". The Locks lead from Puget Sound to Lake Union and eventually to Lake Washington. These waters are home to the largest salmon and halibut fleets in the nation.



ABOUT WESTLAKE



EXCLUSIVELY LISTED BY:

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Since 1975, Westlake Associates, Inc. has been the premier provider of commercial real estate brokerage services in the Puget Sound Region.

Our unsurpassed commitment to creating and preserving our clients' real estate investment wealth has resulted in thousands of successful transactions and a long history of repeat business and client referrals.

The professionals at Westlake Associates collaboratively work with clients to develop customized, creative solutions designed to maximize investment returns.

We've built a strong foundation of experience in Investment Property Sales, Commercial Leasing, Property Management, and comprehensive real estate services over our 40 year history. We operate as a team and leverage each other's resources and experience to provide the highest level of client services.

PROUD MEMBERS OF:

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Northwest Multiple Listing Services (NWMLS)

LoopNet National Listing Services

CoStar Commercial Real Estate Data & National Listing

Commercial Investment Real Estate (CREI)

Washington State Realtors Association (WSMA)

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