

Retail / Warehouse For Sale or Lease

FORMER CAPTAIN'S SUPPLIES BUILDING

1120 NW Ballard Way, Seattle, WA 98107

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



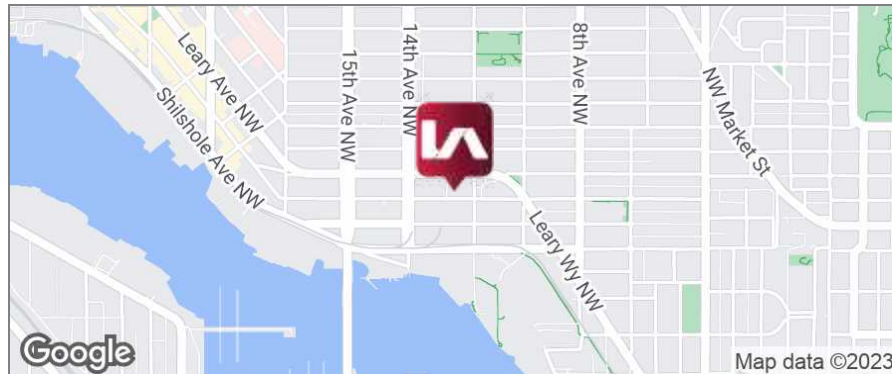
SALE PRICE REDUCED TO \$1,950,000 / LEASE RATE REDUCED TO \$1.20 / SF / MO

PROPERTY HIGHLIGHTS

SALE PRICE:	\$1,950,000
LEASE RATE:	\$1.20 / SF / Mo. + NNN
NNN RATE:	\$0.20 / SF / Mo.
YEAR BUILT:	1909
TOTAL BLDG. SF:	7,060 SF
LAND AREA:	5,000 SF
LOT DIMENSIONS:	50' x 100'
ZONING:	IG2 U-65 (General Industrial with 65' height limit)
FRONTAGE:	50' Along Ballard Way
PARCEL NO. (APN):	276830-2780

GROUND LEVEL: Kitchenette, restroom, open area & small dock height door.

UPPER LEVEL: Stair access in two locations, restroom & mix of open area/private offices.



PROPERTY OVERVIEW

Located in the heart of industrial Ballard, across the street from the Jolly Rodger Tap Room. It is well situated only one block off Leary Way, two blocks from 15th Ave NW and the Ballard Bridge and just over a mile to Fremont.

The Captains Supplies Building has a rich history in Ballard. Originally built as a sail fabrication shop, this building is well constructed with large wooden beams and some concrete slab flooring. The main floor is well suited for retail or an industrial use while the upper floor can be utilized for creative office space.

CONTACT

Amanda Hahnemann, CCIM

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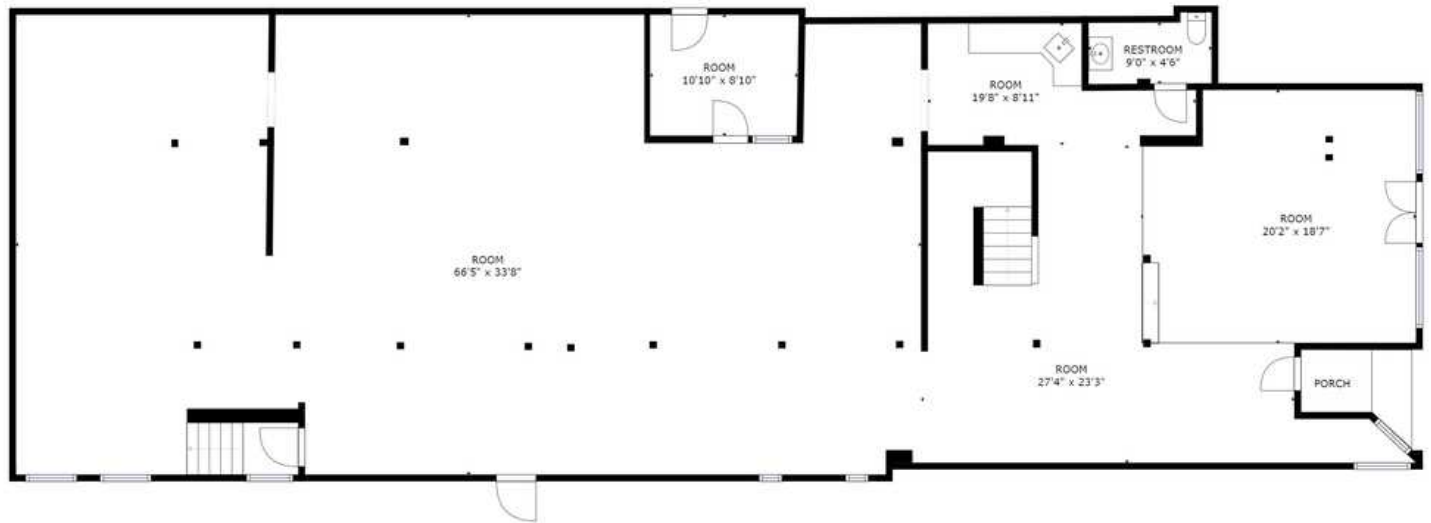
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1st Floor



2nd Floor

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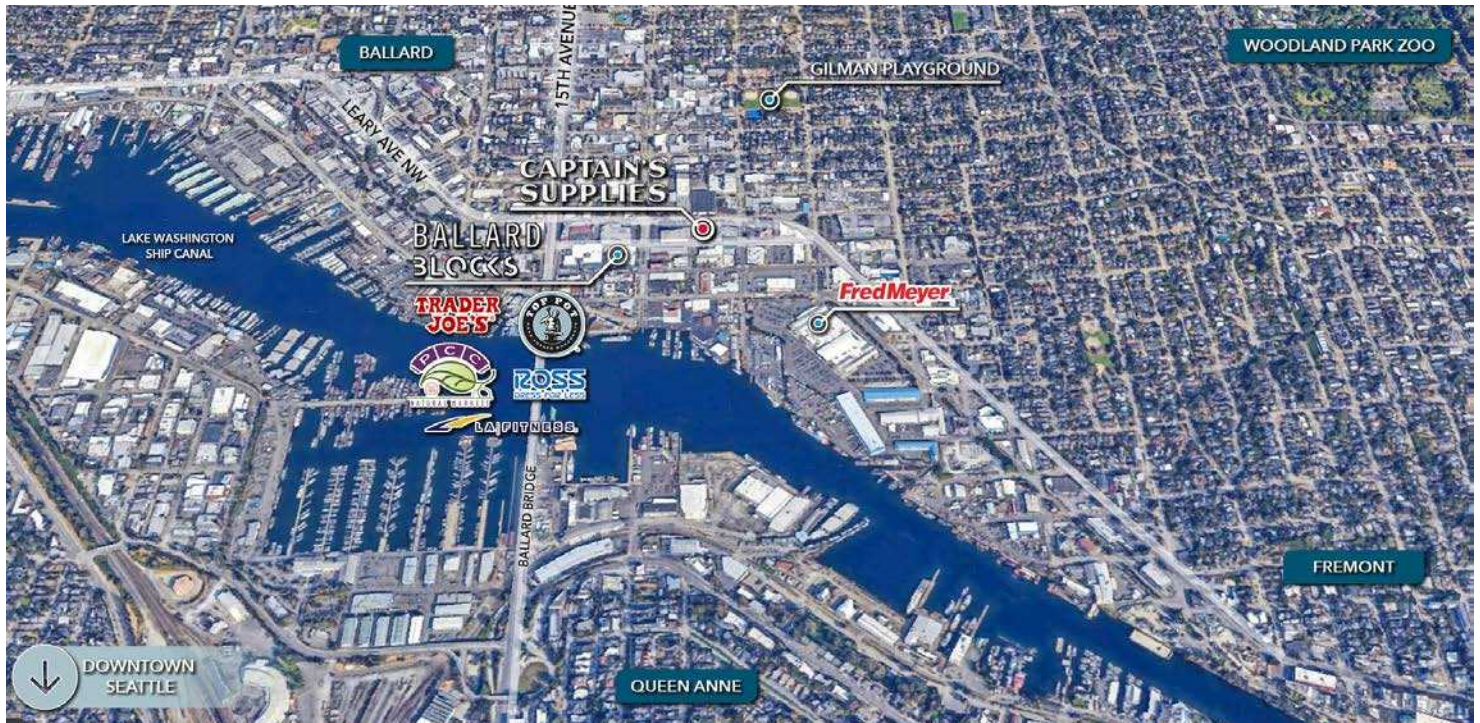
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POPULATION



2023
2028 (Projection)

1 MILE	3 MILES	5 MILES
36,450	237,265	481,738
37,705	240,264	490,038

HOUSEHOLDS



2023

1 MILE	3 MILES	5 MILES
18,679	111,697	236,199

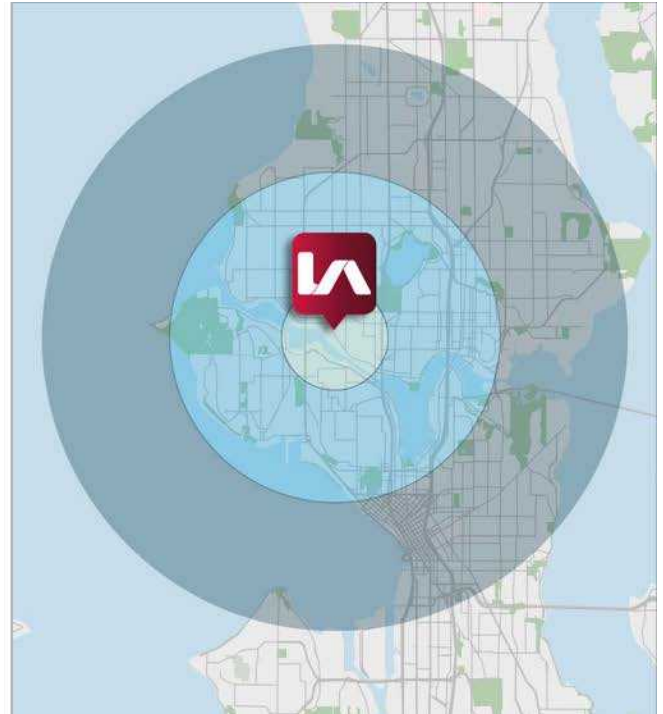
MEDIAN HOUSEHOLD INCOME



2023

1 MILE	3 MILES	5 MILES
\$111,289	\$115,093	\$110,213

Source: CoStar™



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