

# Retail / Warehouse For Sale or Lease

## FORMER CAPTAIN'S SUPPLIES BUILDING

1120 NW Ballard Way, Seattle, WA 98107

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



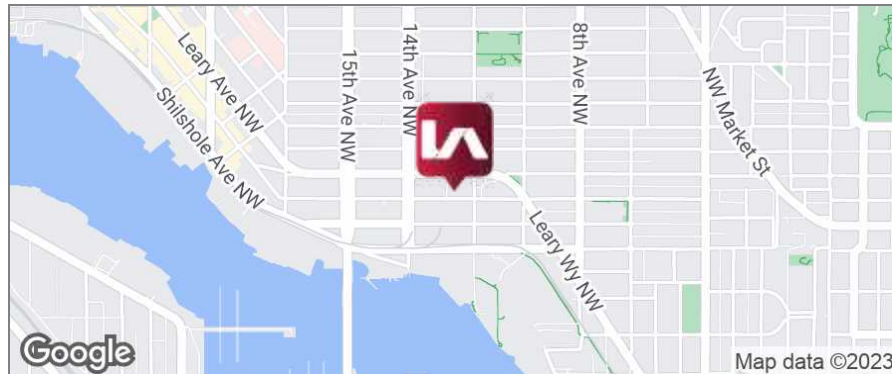
**SALE PRICE REDUCED TO \$1,950,000 / LEASE RATE REDUCED TO \$1.20 / SF / MO**

### PROPERTY HIGHLIGHTS

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

ahahnemann@lee-associates.com

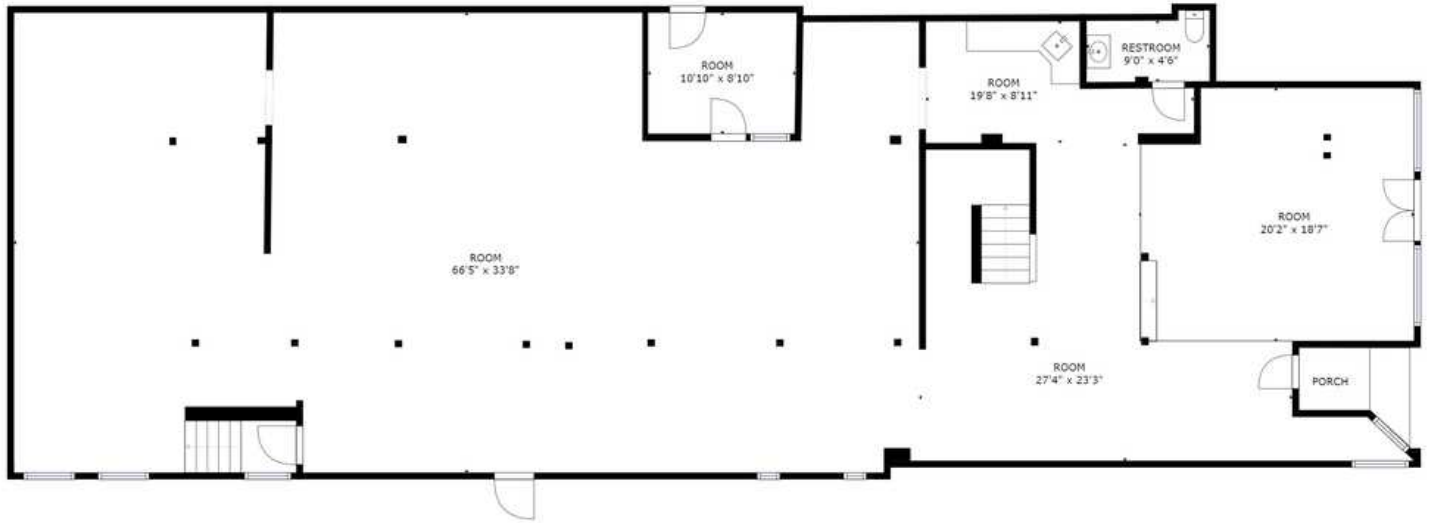
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1st Floor



2nd Floor

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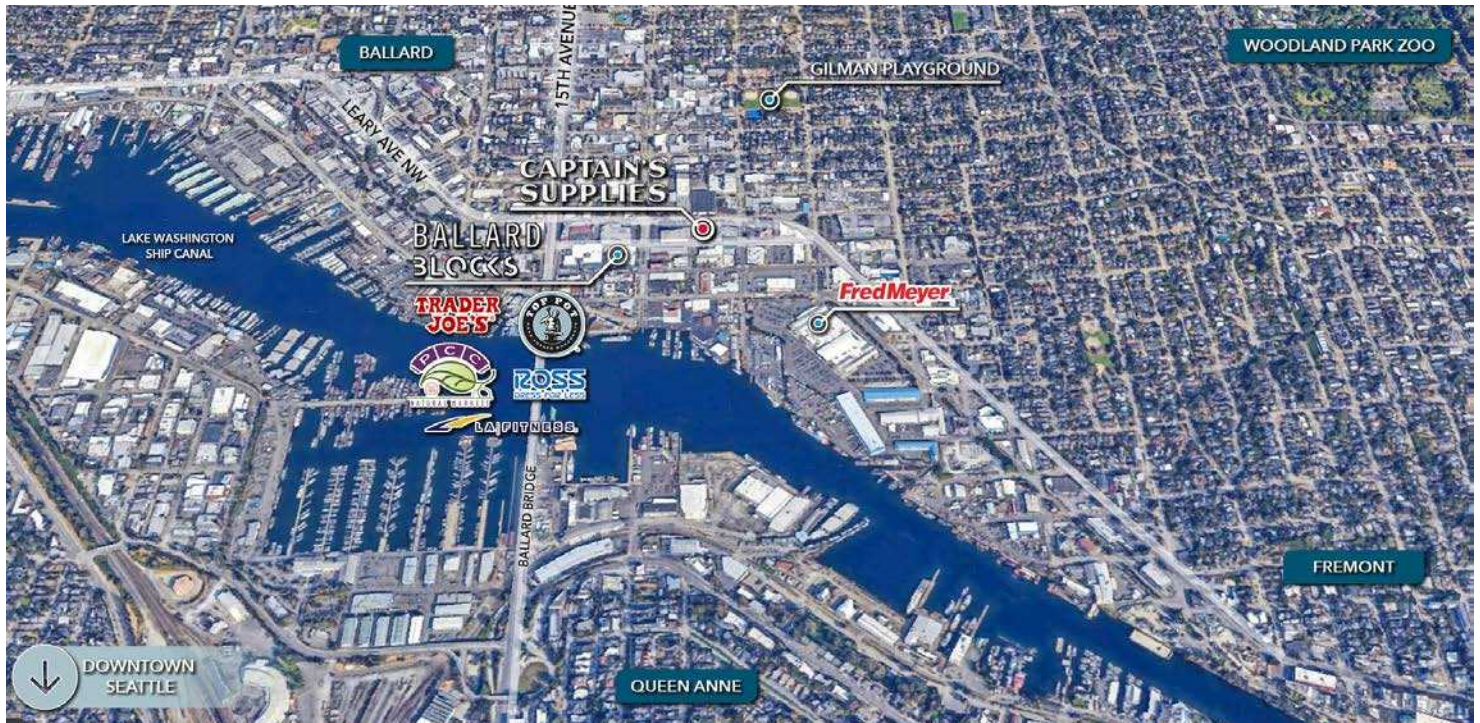
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### POPULATION



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

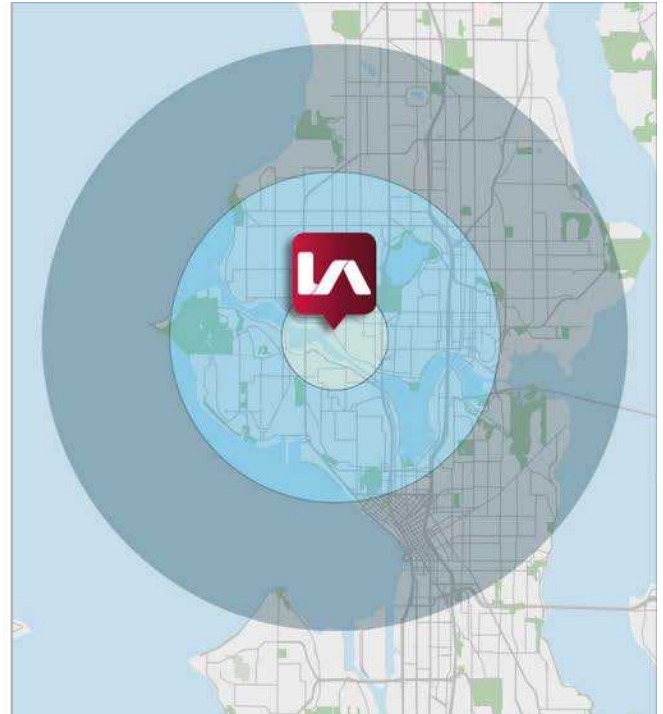


2023

**1 MILE**    **3 MILES**    **5 MILES**

\$111,289    \$115,093    \$110,213

Source: CoStar™



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