

Ballard Retail (Storefront)

20700 44th Avenue West, #550, Lynnwood, WA 98036 | 425-820-3348

Sold Price: **\$1,800,000**

Retail - 5,000 SF







Transaction Information

Sale Date	09/13/2024
Document Number	20240913000690
Sale Price	\$1,800,000
Sale Price Per SQFT	\$360.00 Per SF
Sold Price Per Acres	\$16,363,636.36 Per Acre
Asking Price	\$1,760,000
Asking Price Per SQFT	\$352.00 Per SF

Buyer & Seller Contact Information

Recorded Buyer Eastlake Hill Properties, LLC 1512 Northeast 130th Place Seattle, WA 98125 True Buyer Contact Sonu Hamade 206-883-5344

Buyers Agent Company

Buyers Agents

Financing Information

Sale Type	Investment
Excise Tax	\$35,143.00
Loan Amount	\$1,125,000
Down Payment	\$675,000
Lender	Seattle Metropolitan Credit
Loan Type	Other
Title Company	

Recorded Seller	True Seller Contact
5903 24th Avenue LLC 601 Union St, #4747 Seattle, WA 98101	The Estate of R. Gregory Payne 206-576-6207
Listing Agent Company	Real Property Associates
Listing Agents	Gordon Stephenson 206-523-0300 gordon@rpare.com







9/26/2024

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.



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Transaction Notes

This parcel is zoned Midrise-Residential Commercial (M), City of Seattle.

Marketing Notes

Rare opportunity to own a fully leased set of retail shops in a popular close-in Ballard neighborhood. Market rents reflect a 6+ cap with four established tenants, including Tall Grass Bakery, Sparkle Cleaners, The Stepping Stone (pub), and One Stop Smoke. Rarely vacant and highly walkable, just a few blocks north of Market and close to QFC, library, parks. Well maintained and ready for a new owner to write another chapter in its history.

Property Information

Property Type	Retail	Building Status	Existing
Property Subtype	Mixed Use	Typical Floor SF	
Building SQFT	5,000 SF	Office SF	
Construction	Masonry	Industrial SF	
Buildings / Floors	1/1	Retail SF	5,000 SF
Units		Year Built	1913
Zoning	MR-RC(M)	Оссиралсу Туре	Multi-Tenant
Market Area	CBA Fremont/Ballard	Lot Acres	0.11 Acres
Condomimium	No	Lot SQFT	4,792 SF
Income & Expenses		County Assessme	nt
Gross Income	\$143,267.00	County	King
Total Expenses	\$32,607.00	Assessed Land	
Net Income	\$110,660.00	Assessed Improved	
Cap Rate	6.14	Assessed Total	
Vacancy Rate	\$0.00	Assessed Year	2024
% Currently Occupied		Tax ID / Apn(s)	2767603920
Real Estate Taxes	\$19,028.00		
Retail Details			

Class	
Parking Ratio	
Parking Total	





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Commercial Brokers Association

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