

4700 Ballard Ave NW

4710 Ballard Ave NW

**MBC** MADISON BAY  
COMMERCIAL  
REAL ESTATE



Madison Bay Commercial



## CONTACTS

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# PROPERTY OVERVIEW

Opportunity to purchase an income-producing industrial property in a highly sought after neighborhood of Seattle.

Located in the heart of Ballard, this building is leased to Carstar on a long term lease. The building is 4,777 square feet and the land area is 11,255 square feet.

In addition to the long-term, passive income, the future redevelopment potential of the property's prime location offers further upside.

## LIST PRICE

**\$1,800,000**

### Address

- 4700 Ballard Ave NW
- 4710 Ballard Ave NW

Seattle, WA 98107

### Rentable Building Area

4,777 Square Feet

### Building Space Price Per Square Feet

\$376.81

### Land Area

11,255 Square Feet

### Land Area Price per square feet

\$159.93

### Year Built

1985



# PROPERTY DETAILS

<b>Listing Price</b>	<b>\$1,800,000</b>
<b>Net Operating Income (NOI):</b>	<b>\$114,992</b>
<b>Cap Rate:</b>	<b>6.4%</b>



Address	Parcel Number	Lot SF	Bldg SF	Acre	Year Built	Clearance	Property Type
4700 Ballard Ave NW	276770 - 3230	6,255	4,777	0.14	1985	18 feet	Industrial
4710 Ballard Ave NW	276770 - 3235	5,000	N/A	0.11	Parking Lot	N/A	Industrial
	<b>Total</b>	<b>11,255</b>	<b>4,777</b>	<b>.25</b>			





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