

4700 Ballard Ave NW  
4710 Ballard Ave NW

**MBC** MADISON BAY  
COMMERCIAL  
REAL ESTATE



Madison Bay Commercial

# CONTACTS

**Hugh Winskill**

*Partner*

LGX Real Estate Associates  
Madison Bay Commercial  
hwinskill@re-associates.com  
(206) 330-1794

**Dean Anderson**

*Partner*

LGX Real Estate Associates  
Madison Bay Commercial  
danderson@re-associates.com  
(206) 656-2353



# 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	<ul style="list-style-type: none"><li>• 4700 Ballard Ave NW</li><li>• 4710 Ballard Ave NW</li></ul> 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

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



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
	Total	11,255	4,777	.25			





## Hugh Winskill

*Partner*

LGX Real Estate Associates  
Madison Bay Commercial  
hwinskill@re-associates.com  
(206) 330-1794

## Dean Anderson

*Partner*

LGX Real Estate Associates  
Madison Bay Commercial  
danderson@re-associates.com  
(206) 656-2353

