

1553 NW Leary Way
Ballard, WA 98107

MBC MADISON BAY
COMMERCIAL REAL ESTATE



Madison Bay Commercial

CONTACTS

Hugh Winskill

Partner

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

Dean Anderson

Partner

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

PROPERTY OVERVIEW

We are pleased to announce the 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 8,278 square feet and sits on 13,200-square-foot lot with ample parking.

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

LIST PRICE **\$2,050,000**

Address 1553 NW Leary Way
Ballard, WA 98107a

Rentable Building Area 8,278 Square Feet

Building Space Price Per Square Feet \$247.04

Land Area 13,200 Square Feet

Land Area Price per square feet \$155.30

Year Built 1985 - 2000



PROPERTY DETAILS

At a Glance

Address	Parcel Number
1553 NW Leary Way	276770 - 2065
Lot SF	Bldg SF
13,200	8,278
Acre	Year Built
0.30	1998/2000
Clearance	Property Type
16 feet	Industrial

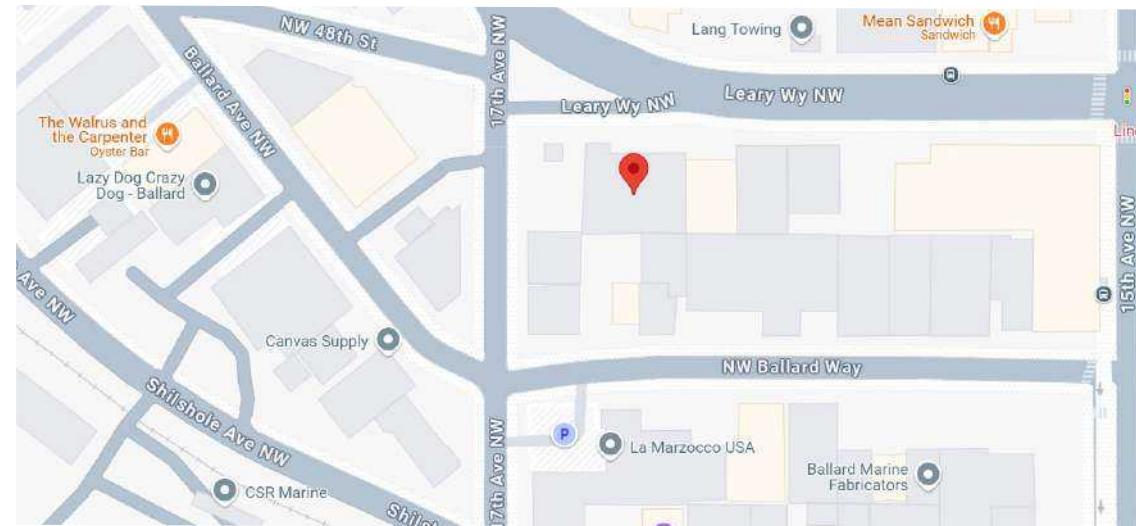
SUMMARY

This is a masonry-built industrial building. It has one dock high and one grade-level access point.



LEASE SUMMARY

Tenant	CarStar	Lease Commencement	11/1/2015
Building Square Footage	13,055	Lease Expiration	10/31/2030
Lease Type	NNN	Renewal Options	One 5-year Option
Rental Increases	3% Annually		



Listing Price	\$2,050,000
Net Operating Income (NOI):	\$118,012
Cap Rate:	5.66%



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

