

COURT APPOINTED SALE PLANTATION BUILDING

5512 20th Avenue NW | Seattle, WA 98107



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PROPERTY OVERVIEW

Opportunity to acquire a 6,650 SF one-story structure multi-tenant asset that occupies most of the 0.16-acre parcel, in the heart of Seattle's vibrant Ballard sub-market positioned between major arterials Market Street and NW 56th Street.

Full building exterior renovation in 2024. With current tenant income in place and two vacant units offering value-add potential, investors can choose to re-tenant or pursue redevelopment.

This is a court-ordered, **as-is** sale.

The northern retail area of the commercial building at 5512-5522 20th Avenue NW was previously occupied by a laundromat and dry cleaner in the mid-1970s. During that time, the solvent tetrachloroethene (PCE) was released into the soil and groundwater, spreading into nearby rights-of-way and parts of adjacent southern properties. No Further Action letter issued for the Plantation Building by the Department of Ecology in March 2025.



PROPERTY HIGHLIGHTS

parcel number: 276770-0725

zoning: NC3P-95 (M)

building sf: 6,650 SF

lot sf: 7,125 SF

No Further Action letter issued for the Plantation Building by the Department of Ecology in March 2025

Retenant the 3,600 SF 2nd generation restaurant space (divisible to 1,000 SF)

Exterior extensively remodeled in 2024: new windows, doors, lighting, refurbished awnings, lighting and painting

2025 King County Value: \$ 2,993,500

NC3P-95 (M) Zoning. 95' max building height allowed



PLANTATION BUILDING RENT ROLL

Unit	Tenant	Status	Square Feet	Rent	Annual Rent / SF	Recurring Charges	Lease From	Lease To	Next Rent Increase Date	Next Rent Increase Amount	Deposit
Plantation Building - 5512 20th Ave NW Seattle, WA 98107											
5510	Brooke Davies	Current	1,050	3,375.00	38.57	625.00	10/01/2023	09/30/2026	11/01/2025	3,525.00	3,525.00
5520	Arsheed Brothers Ballard INC. (dba Mr. Gyros)	Current	1,600	3,296.00	24.27	952.00	03/01/2023	08/31/2024	09/01/2025	3,394.88	2,000.00
5512		Vacant-Unrented	1,050			0.00					0.00
5516		Vacant-Unrented	1,562	6,671.00	30.21	0.00					0.00
		50.0% Occupied	5,262			1,577.00					5,525.00





POTENTIAL FUTURE REDEVELOPMENT

(1) 1836 NW Market Street - 3,895 SF

(2) 1766 NW Market Street - 12,870 SF

(3) 1765 NW 56th Street - 5,605 SF

(4) 5512 20th Avenue NW - 7,125 SF

Total Potential Lot Size - 28,495 SF

20th Avenue NW

NW 56th Street



DEMOGRAPHICS

TOTAL POPULATION	AVERAGE HOUSEHOLD INCOME	TRAFFIC COUNTS
1-Mile: 33,268	1-Mile: \$155,718	10,013 Vehicles Per Day
2-Mile: 106,642	2-Mile: \$164,719	@ Leary Ave NW & NW Market St

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