



COLDWELL BANKER
COMMERCIAL
REALTY



FOR SALE

Approximately 3,420 Square feet

Zoning NC3 -65

Offered for **\$3,100,000**

5135 BALLARD AVE NW | SEATTLE WA 98107

MORE PROPERTY HIGHLIGHTS:

- All new electrical Completed in 2020
- Pannel on Third floor upgraded to 54 space 200 amp Panel
- 2019 Sewer line Replace from Street to Building
- 2020 Sump Pump and grease traps added
- 2025 Upsized gas meter to A630 at 2psi – 630 BTU per hour
- Roof replaced in June of 2021 – 12 year roof warranty
- The masonry work was completes in 2025 for repointing of all exterior and interior walls



A rare opportunity to own a distinctive piece of Ballard history, the Ballard Livery Building is a two-story, flatiron-style brick landmark prominently positioned on Ballard Avenue NW in Seattle. Comprising approximately 3,420 square feet, this character-rich property blends late-1800s architectural charm—exposed brick, strong street presence, and unique geometry—with flexible commercial potential. Its highly visible corner location benefits from exceptional pedestrian traffic and immediate proximity to Ballard's vibrant mix of retail, dining, and nightlife. Offered for sale, the building presents an exceptional opportunity for an owner-user or investor seeking a truly iconic asset in one of Seattle's most established and sought-after neighborhood commercial corridors.

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