



BALLARD APARTMENTS

927 NW 57TH ST

SEATTLE, WA 98107

LISTING DETAILS



**SHOVEL
READY**

\$1,400,000

**26
UNITS**

**ADDRESS: 927 NW 57TH ST
SEATTLE, WA 98107**

ZONING: LR2(MI)

PARCEL: 276810-0025

UNIT SIZES 225-330 SQFT

**PERMIT
STATUS: PAID & ISSUED**

LOT SIZE: .115 AC/ 5,000 SQFT

PERMIT-READY 26-UNIT APARTMENT DEVELOPMENT | BALLARD URBAN VILLAGE

Exceptional opportunity to acquire a fully entitled, permit-ready multifamily development in one of Seattle's most desirable rental submarkets. Located at 927 NW 57th St in the Ballard Urban Village, this approved 26-unit apartment project is zoned LR2 (M1) and benefits from zero parking requirements, delivering meaningful cost savings and improved project feasibility.

The approved plans call for a 4-story plus basement, Type V-A construction building featuring an efficient micro-unit / SEDU program optimized for strong rent-per-square-foot performance. Unit sizes range approximately 225–330 square feet, each designed to meet or exceed Seattle code requirements for habitable space and storage. The project includes indoor bike storage, shared outdoor amenity space, and thoughtfully integrated landscaping.

Design Review and all SDCI permit corrections have been completed, with construction documents approved and ready to issue. MHA requirements have been satisfied on-site, eliminating future affordability uncertainty. The architectural design features articulated façades, projecting bay windows, durable exterior materials, and residential-scaled massing that integrates seamlessly with the surrounding neighborhood.

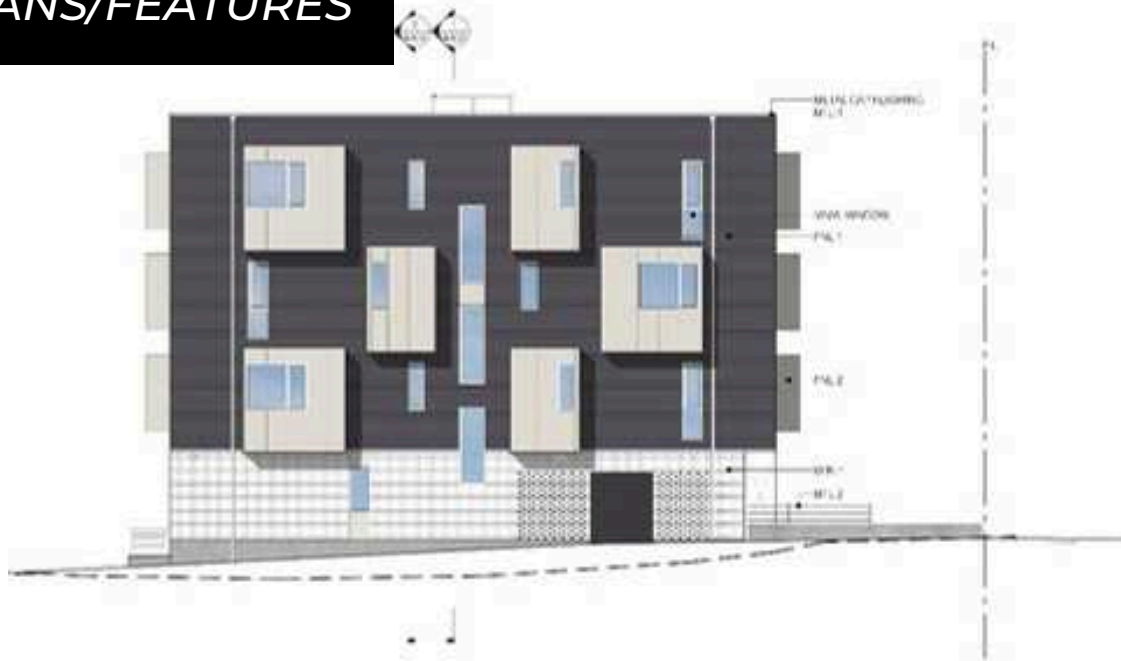
Situated near transit, major employment centers, restaurants, retail, and everyday amenities, this offering presents a rare opportunity for developers or investors seeking a shovel-ready, low-entitlement-risk apartment project in a high-demand Ballard location. All plans, approvals, and due diligence materials available upon request. **NO MHA FEE Required***

Must Read!

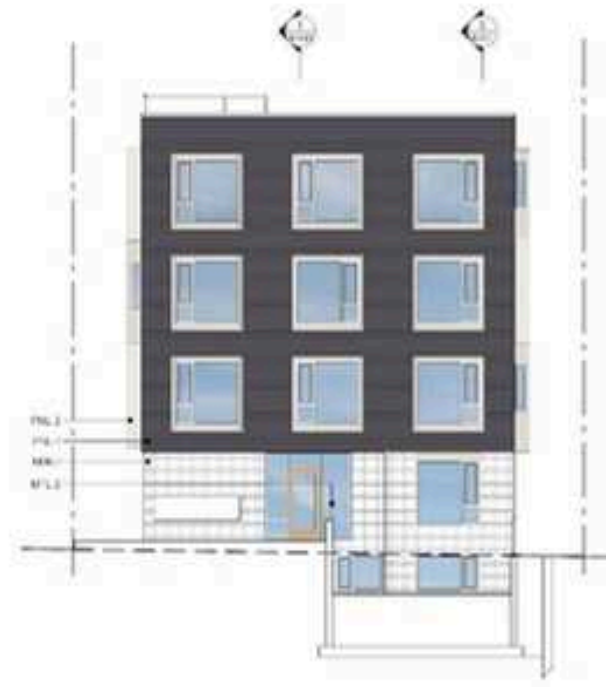
3-D renderings are approximate and not exact



PLANS/FEATURES



BUILDING ELEVATION

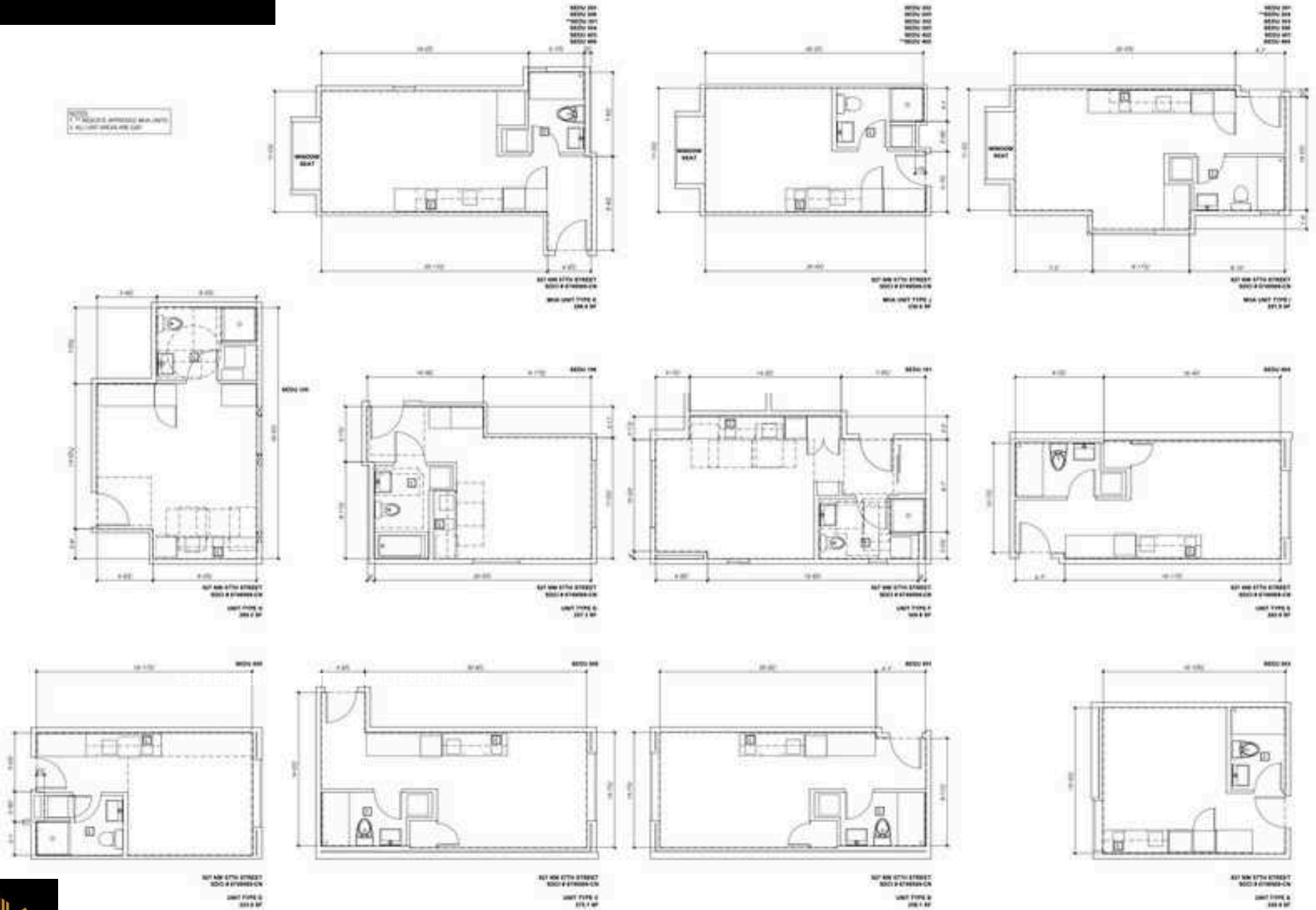


2 NORTH BUILDING ELEVATION



PLANS/FEATURES

1. ALL UNITS ARE APPROXIMATELY 10' HIGH UNLESS OTHERWISE NOTED



Different Unit Sizes and Layouts

PLANS/FEATURES

Office 3
10'7" x 9'10"

Office 2
10'8" x 9'8"

Hallway
5'0" x 3'0"

KITCHEN
7'7" x 14'11"

3-D RENDERING VIRTUALLY ALTERED IMAGE

FEATURES

- Located in the Ballard Urban Village, makes this project exempt from parking.
- Architectural plan maximizes unit count and brings in a higher ROI
- Modern, convenient, aesthetic plans and cost effective
- Full Building Package, Plans, Permits available.

INCOME

QuickView™ Rent Estimate

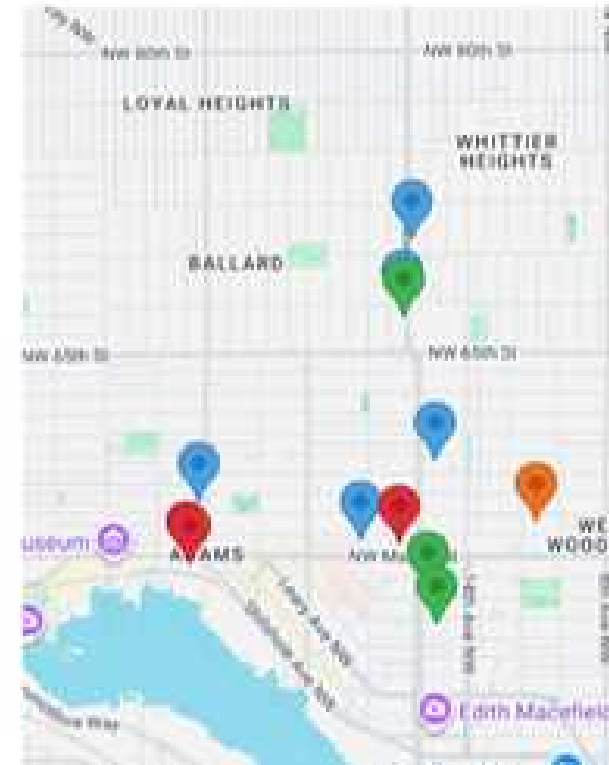
📍 927 Northwest 57th Street, Seattle, WA

View the Rent Estimate for [West Woodland neighborhood](#)

Results based on 19, single bedroom, single bath rentals seen within 12 months in a 1.50 mile radius. A min/max Price or SQFT has been set.



| | |
|-----------------------------------|-----------------------------|
| AVERAGE | MEDIAN |
| \$1,778 <small>±4%</small> | \$1,750 |
| 25 th PERCENTILE | 75 th PERCENTILE |
| \$1,581 | \$1,975 |



Units 26
Projected Rents* \$1,750
Projected Monthly Rents* \$45,500

Projected Yearly Rents* \$546,000

*Based on current market rents, Winter 2026



Neighborhood

Located in the coveted neighborhood of Ballard, the Ballard 57th site enjoys access to countless restaurants, coffeeshops, shopping, grocery stores, transportation, and entertainment options, all within a few blocks distance. This prime location is a short commute from the South Lake Union tech hub, main universities, and downtown Seattle.



1 Gilman Park



2 Market Street



3 Genshik Park



4 Grocery Markets



5 Ballard Corners Park



6 Neighborhood Shop



7 Single Family Residential



8 Multi-Family Residential

Transit info:



-  Bus Stop
-  2021 Light Rail Station
-  Neighborhood Greenery
-  Main Avenues

Adjacent to Phinney Ridge and Fremont and across from Interbay, Lawton / Discovery Park and North Queen Anne, Ballard is a vibrant urban district with a diverse mix of uses.

Higher density residential developments have followed zoning changes creating a transition between the single family and commercial / industrial blocks. The low industrial zone currently to the south and west of the project site transitions to a more mixed-use commercial district with several general sales and service businesses that are lifestyle focused such as breweries, fitness training centers, small retail establishments, and larger grocery stores.

The project site sits within a transitioning residential fabric, midblock on the south side of NW 57th Street between 9th Ave NW and 11th Ave NW. Within a few blocks, the transition from the commercial activity of 15th Ave and NW Market Street to a principally pedestrian residential environment is remarkable. Structures range from small single story craftsman style houses to recently completed mid-rises. Just two blocks south NW Market Street, as a neighborhood connector, links Phinney Ridge with Old Ballard. 15th Ave NW is the primary north-south running arterial through NW Seattle.

Neighborhood Factors

- Parks & Gardens
- Varied Scales & Services
- Grocery
- Fitness
- Education
- Single Family Residential
- Multifamily Residential
- Mixed Use / Commercial

ZONING

neighborhood use & zoning

| | |
|-------------------|---|
| Zoning | LR2 (M1) |
| Overlays | ballard hub urban village |
| Lot Size | 5,001 sf |
| FAR | 1.6 GFA = 11,276 sf |
| Base Height Limit | 44' (+4' for story partially below-grade) Rooftop features +4' for parapets, open railings, firewalls |
| Setbacks | front 5' min rear 15' min side 0-40' = 5' side +40' = 5' min / 7' avg |
| Amenity Area | 35% of lot area = 1571 sf |
| Parking | none required |
| Bicycle Parking | 25 long term 1 short term |



-  townhomes
-  apartments
-  single family residential
-  mixed-use
-  commercial / retail / office
-  recreation / open space
-  proposed housing development
-  proposed mixed-use

Nearby Projects



1 001 NW 57th St



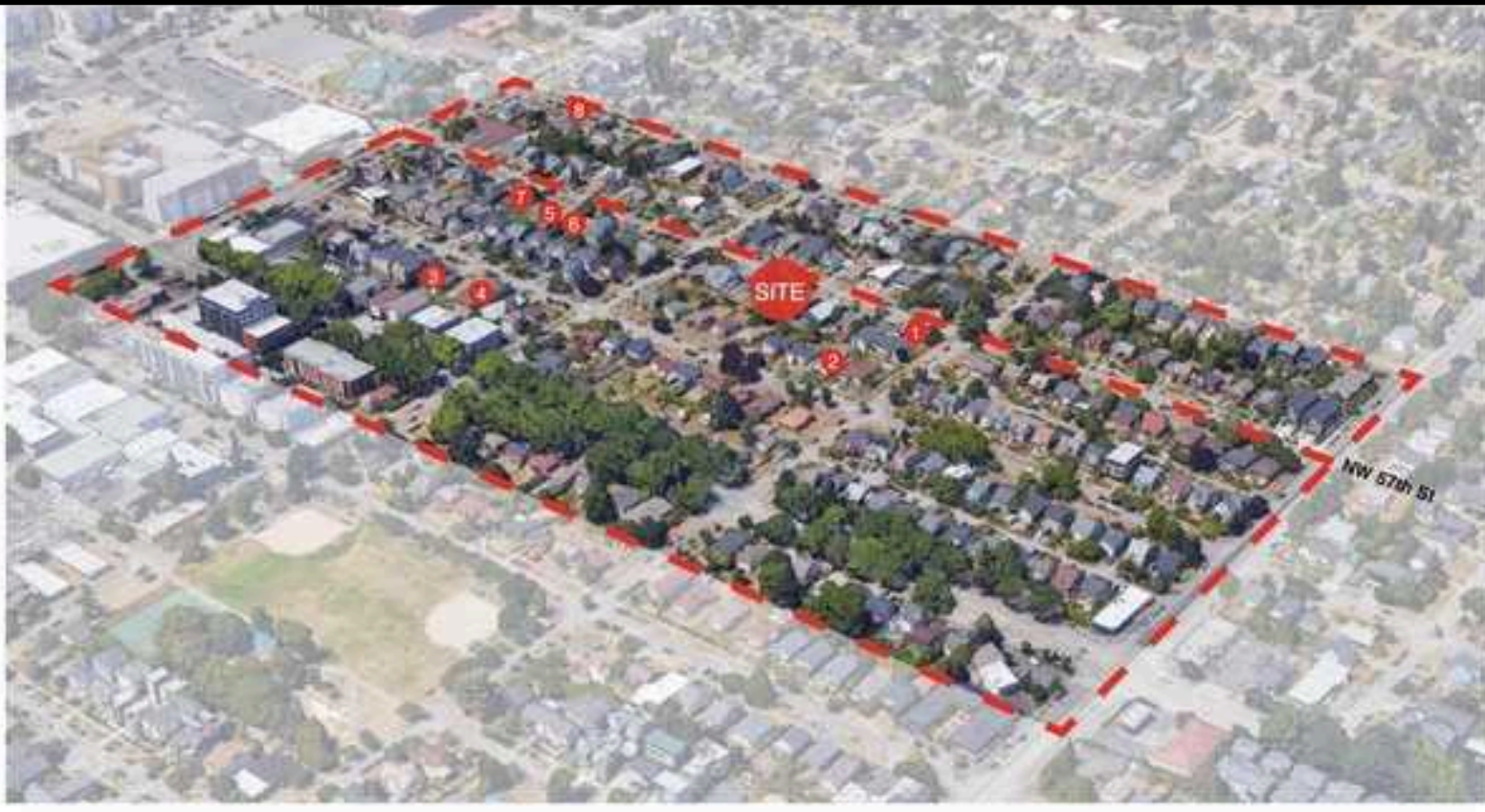
2 908 NW 56th St



3 1121 NW 56th St



4 1117 NW 56th St



5 1125 NW 57th St



6 1123 NW 57th St



7 1133 NW 57th St



8 1142 NW 57th St

Landscaping

landscape concept



Landscaping



AERIAL

DOWNTOWN

FREMONT

BALLARD



AERIAL

BALLARD

**WHITTIER
HEIGHTS**





CONTACT



DANIEL SEBRYAKOV
COMMERCIAL REALTOR

253-797-5858

SEBA.REAL.ESTATE123@GMAIL.COM

KW Lake Washington South

707 S Grady Way Suite 550 Renton WA 98057