

SEBA REAL ESTATE
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OFFERING MEMORANDUM

BALLARD | 26-UNIT DEVELOPMENT

927 NW 57TH STREET / SEATTLE, WASHINGTON 98107

CONCEPTUAL RENDERING • PROPOSED DEVELOPMENT

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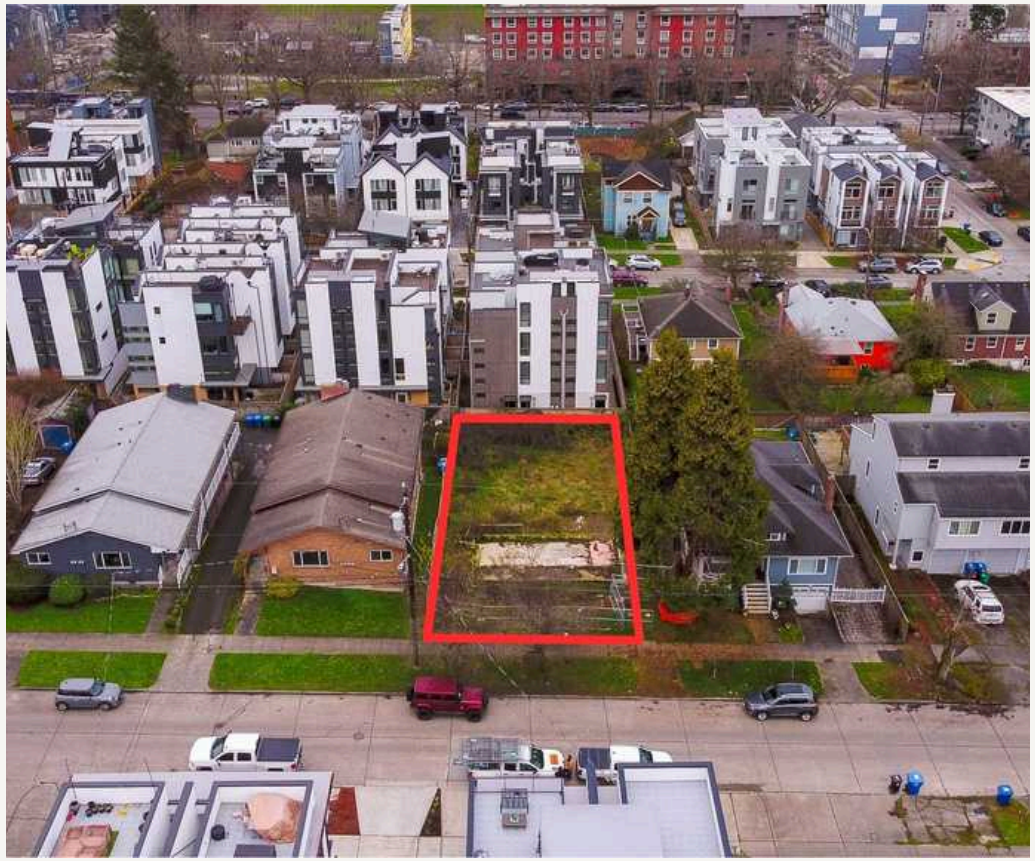
A shovel-ready Urban Infill Opportunity

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26 UNITS | 5,000 SF LOT | LR2(M1)

An opportunity to acquire a compact residential development site in Seattle's Ballard neighborhood with a 26-unit apartment program and published paid/issued permit status.

Price	**$1,400,000**
Design program	**4 stories + basement**
Unit configuration	**Micro-units / SEDUs**
Approx. unit sizes	**225–330 SF**
Parking	**Not required**



Project at a glance

26	5,000	LR2(M1)	225–330
APPROVED UNIT PROGRAM	SITE SF	ZONING	APPROX. UNIT SF

ARCHITECTURAL PROGRAM

- Type V-A construction
- Four above-grade floors + basement
- Modern articulated facades and bay windows

SITE / AMENITIES

- Indoor bicycle storage
- Shared outdoor amenity space
- Integrated landscape design

Permit, design, and zoning details should be independently verified with Seattle SDCI.

Illustrative architectural visualization













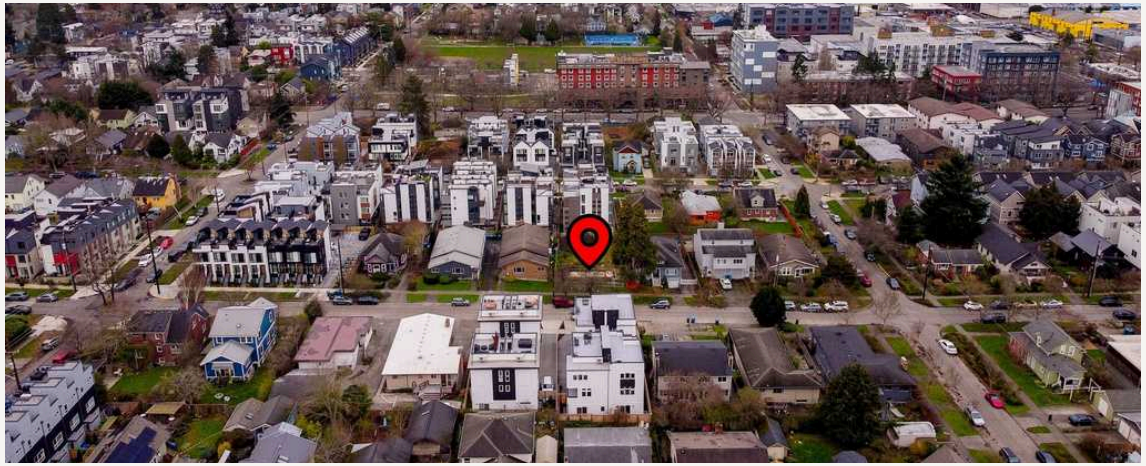
Conceptual visualization only. Final construction must follow approved plans and field conditions.

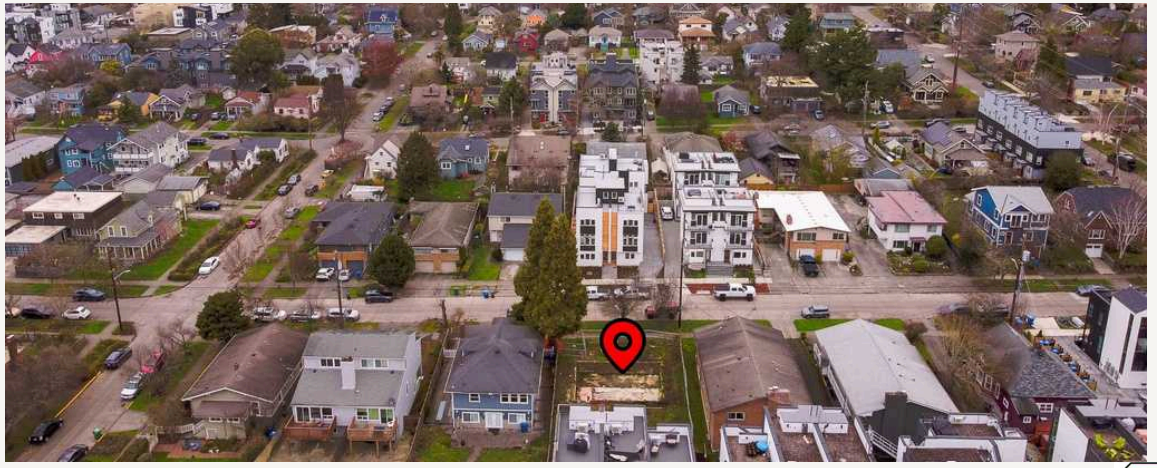
Existing conditions & neighborhood context

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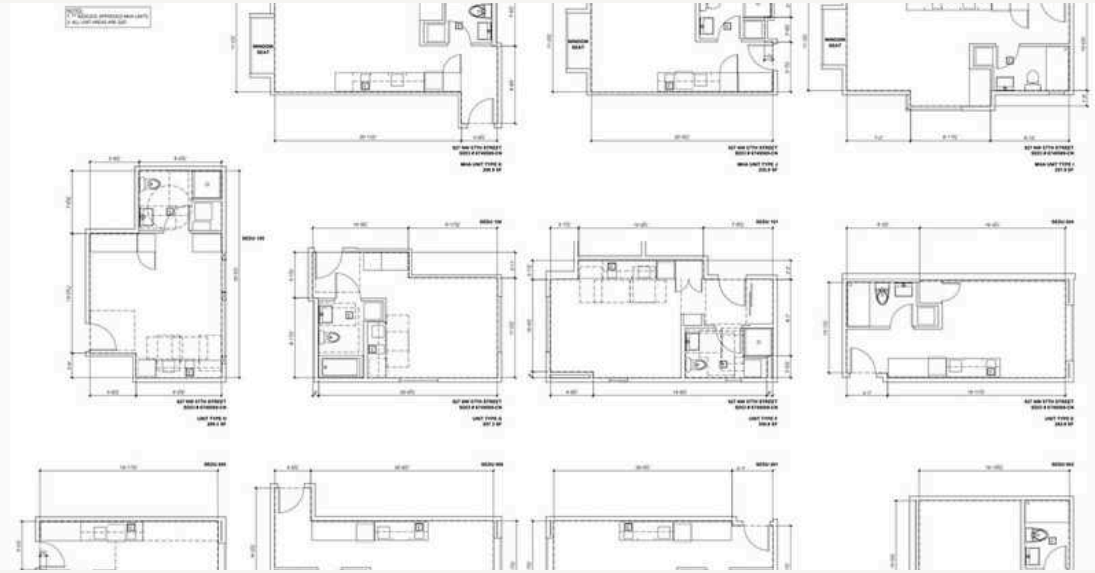


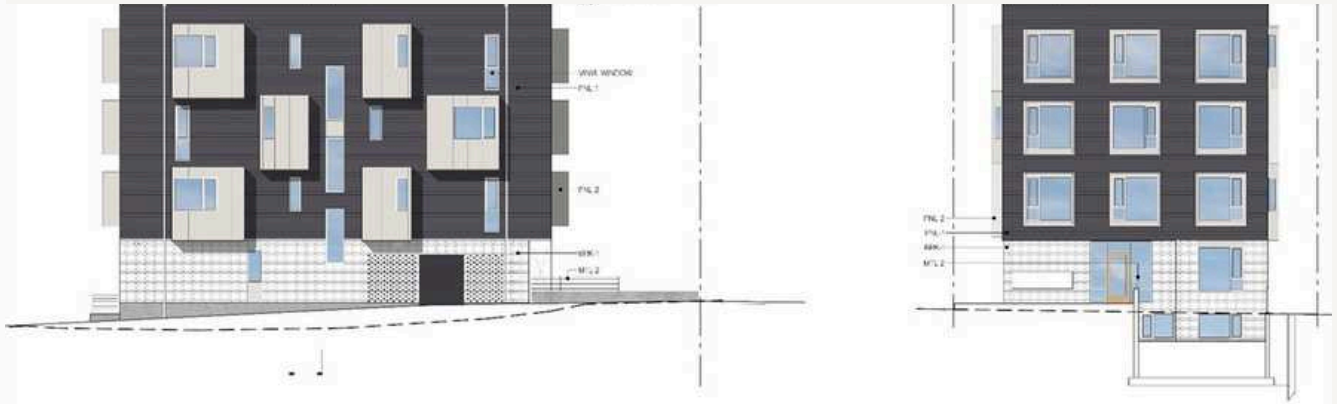


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From permitted drawings to construction

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KEY BUYER NOTES

01 Has current permits, paid fees, shovel ready

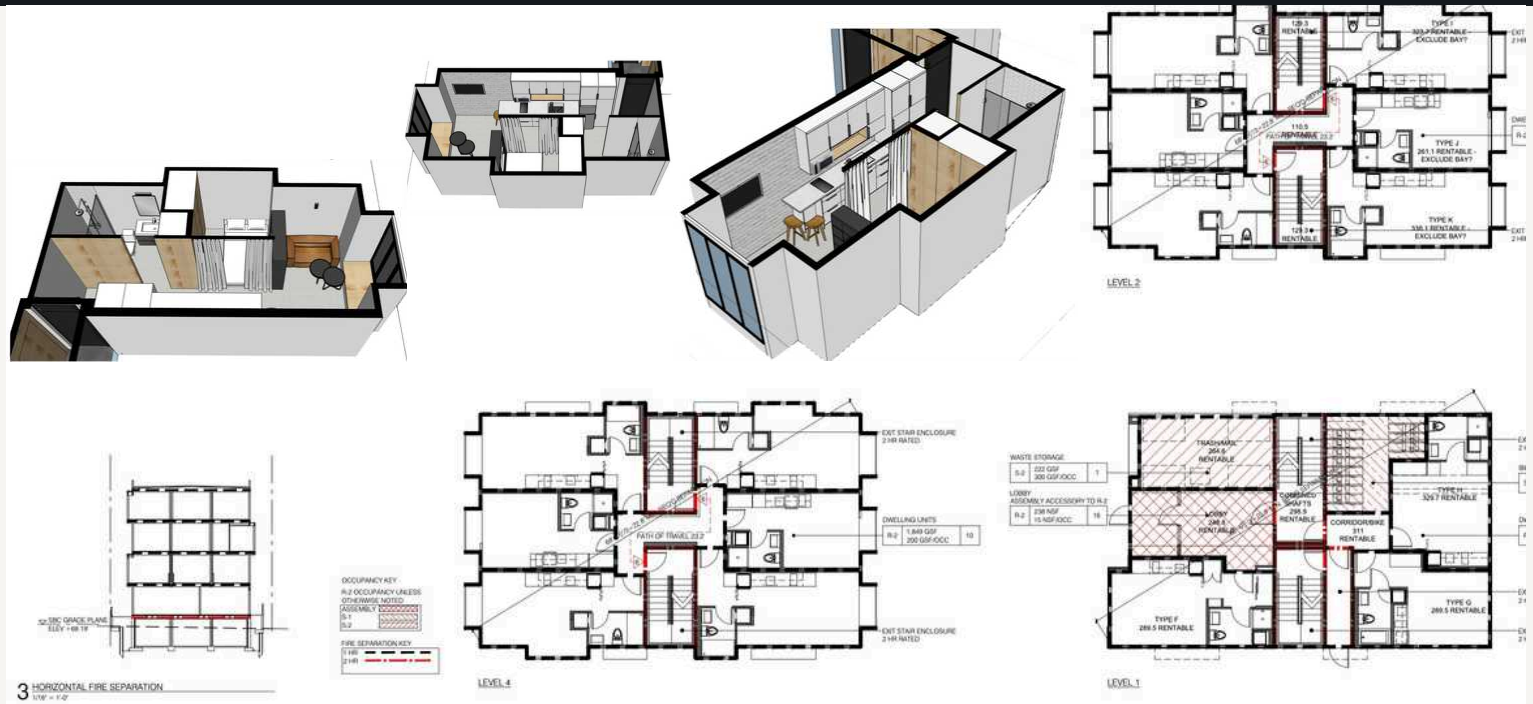
02 Request for full architectural/structural/MEP sheets, surveys, geotechnical and civil reports.

03 MHA Fee and obligations have been satifsifed

04 Start TODAY!

From permitted drawings to construction

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Units	26
Projected Rents*	$1,750
Projected Monthly Rents*	$45,500
Projected Yearly Rents*	**$546,000**

*Based on current market rents, Winter 2026

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From permitted drawings to construction



1 Gilman Park



2 Market Street



3 Gemenskap Park





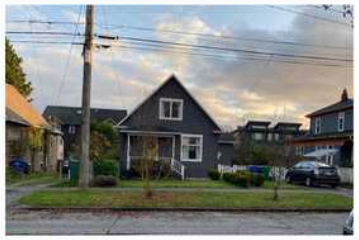
4 Grocery Markets



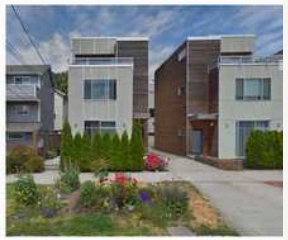
5 Ballard Corners Park



6 Neighborhood Shop



7 Single Family Residential



8 Multi-Family Residential

From permitted drawings to construction



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

From permitted drawings to construction



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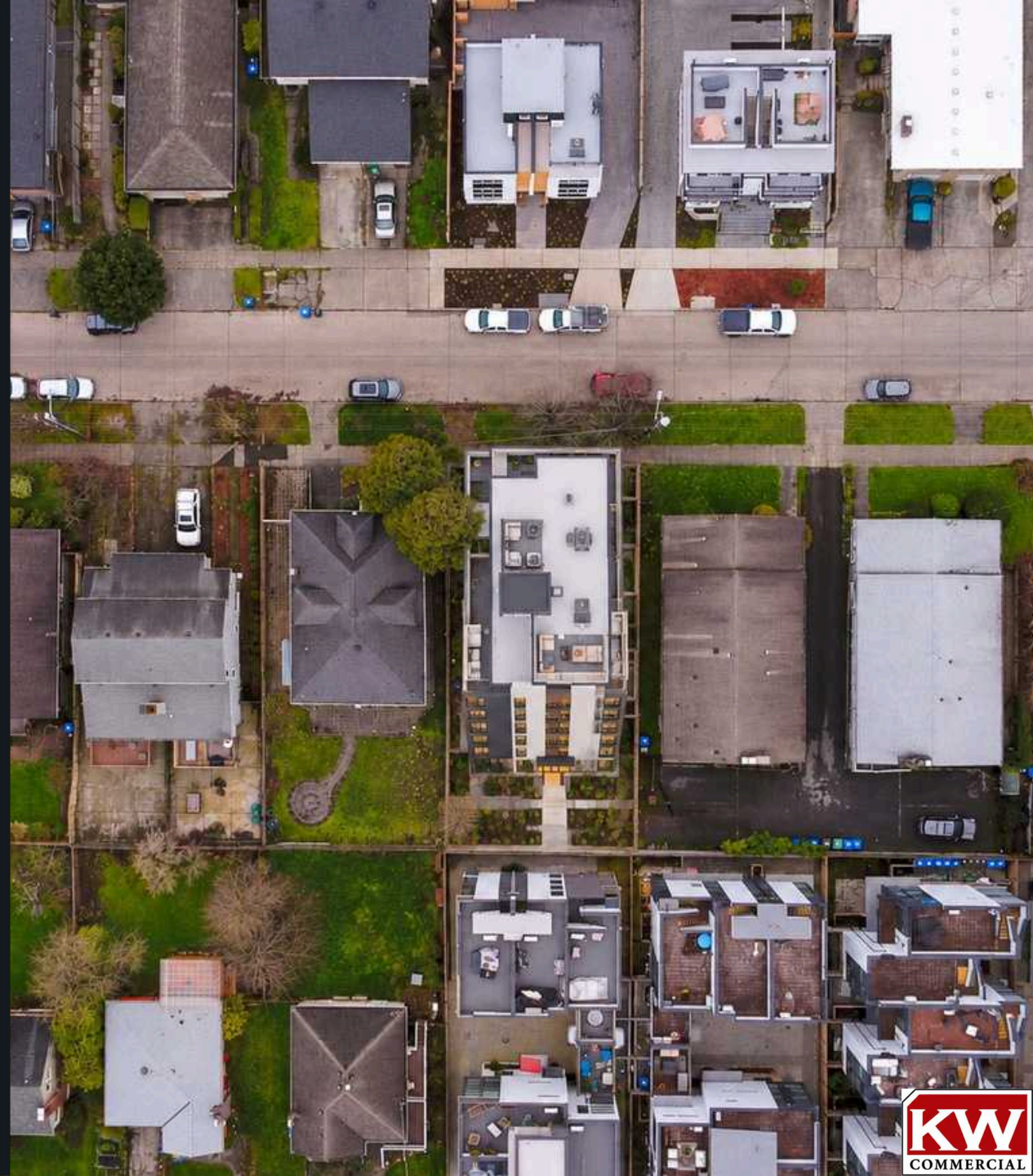
26-UNIT MULTIFAMILY DEVELOPMENT OPPORTUNITY

Contact the listing broker for an offering discussion and access to available project due diligence materials.

Daniel Sebryakov | Keller Williams
253-797-5858

Information believed reliable but not guaranteed. Buyer to independently verify all facts, plans, permits, representations, measurements and financial assumptions. Conceptual renderings are not as-built photographs.

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