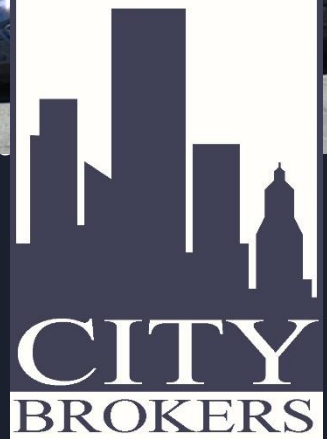
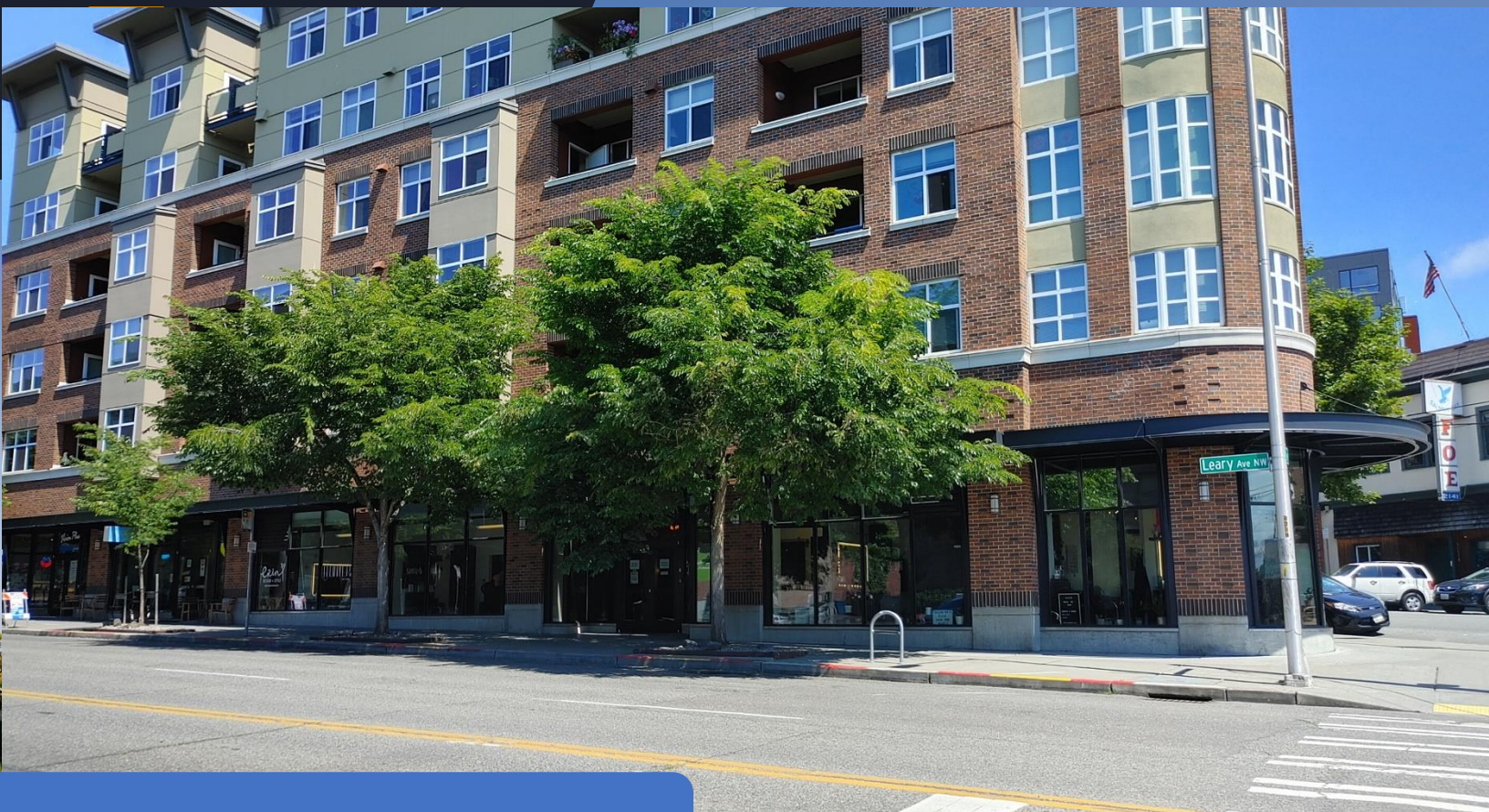


**Ballard Commercial Condo  
5440 Leary Ave NW, #C1  
Seattle, WA 98107**

Contact: Scott Scher 206-679-7999  
Justin Parks 206-683-7624  
2033 6<sup>th</sup> Ave, Ste 251, Seattle, WA 98121  
[www.citybrokersrealestate.com](http://www.citybrokersrealestate.com)



**LISTING PRICE \$1,995,000**

## ABOUT PROPERTY

Great NNN opportunity in Downtown Ballard. Modern commercial condo in newer building. Corner retail site with 2 street frontage. Solid single tenant user with more than 6 years remaining on the lease; up to 10 year extension. Property includes 10 dedicated parking spaces.

### Current Financials:

Gross Scheduled Income: \$119,905/yr  
Total Expenses: \$ 30,436/yr  
NOI: \$ 89,469/yr.

4.5% cap rate until June 2022, then increases to 5.7% for five years.

## PROPERTY DETAILS

Built 2007

4,415 square feet per KCR

Lots of frontage to busy streets

Net Operating Income currently \$89,469/year; increases to approximately \$114,669/year in June of 2022.

# Canal Station

**FOR SALE** | 5440 Leary Ave NW, #C1  
Seattle, WA 98107



# Canal Station

5440 Leary Ave NW, # C1  
Seattle, WA 98107



- Subject to first right of refusal by tenant.
- Please do not disturb tenant.

## City Brokers Real Estate, LLC

Listing Brokers:

Scott Scher [scott@schernet.com](mailto:scott@schernet.com) 206-521-8000

Justin Parks [justin.m.parks@gmail.com](mailto:justin.m.parks@gmail.com) 206-683-7624

2033 6<sup>th</sup> Ave., Ste 251, Seattle, WA 98121

Information believed to be reliable, but Buyer is advised to verify all information contained herein.