

# FOR SALE

## BALLARD MARINE FACILITY

5350 30th Ave NW Seattle, WA 98107



Disclaimer: Property lines shown are approximate and for illustrative purposes only. Buyer to verify all information.

### OFFERING SUMMARY

Sale Price:	\$12,000,000
Proforma NOI:	\$896,000
Lot Size:	4.92 AC
Year Built:	1977
Features:	Adjacent to locks Fresh Water
Zoning:	MML U/65
Link to Code:	<a href="#">Click Here</a>

### PROPERTY OVERVIEW

Opportunity to own this well positioned marine facility, boat storage, maintenance shop and office. Lots of upside for the incoming investor. Rent roll and financials available with signed NDA. Call broker for more details.

### PROPERTY HIGHLIGHTS

- 22,200 SF of shop and office (per King County Records)
- Boat Rack Storage for 136 boats
- Approximately 1,875' feet of dock
- Portion of dock rated for 30,000 lbs
- Parking income
- Parcel Numbers: 0467000784, 1125039109, 1125039029, 1125039119

**Bob Fredrickson, CCIM**  
(206) 595-7232  
bfredrickson@cbcworldwide.com

**John Doerschuk**  
(206) 419-2000  
john@realmgr.com



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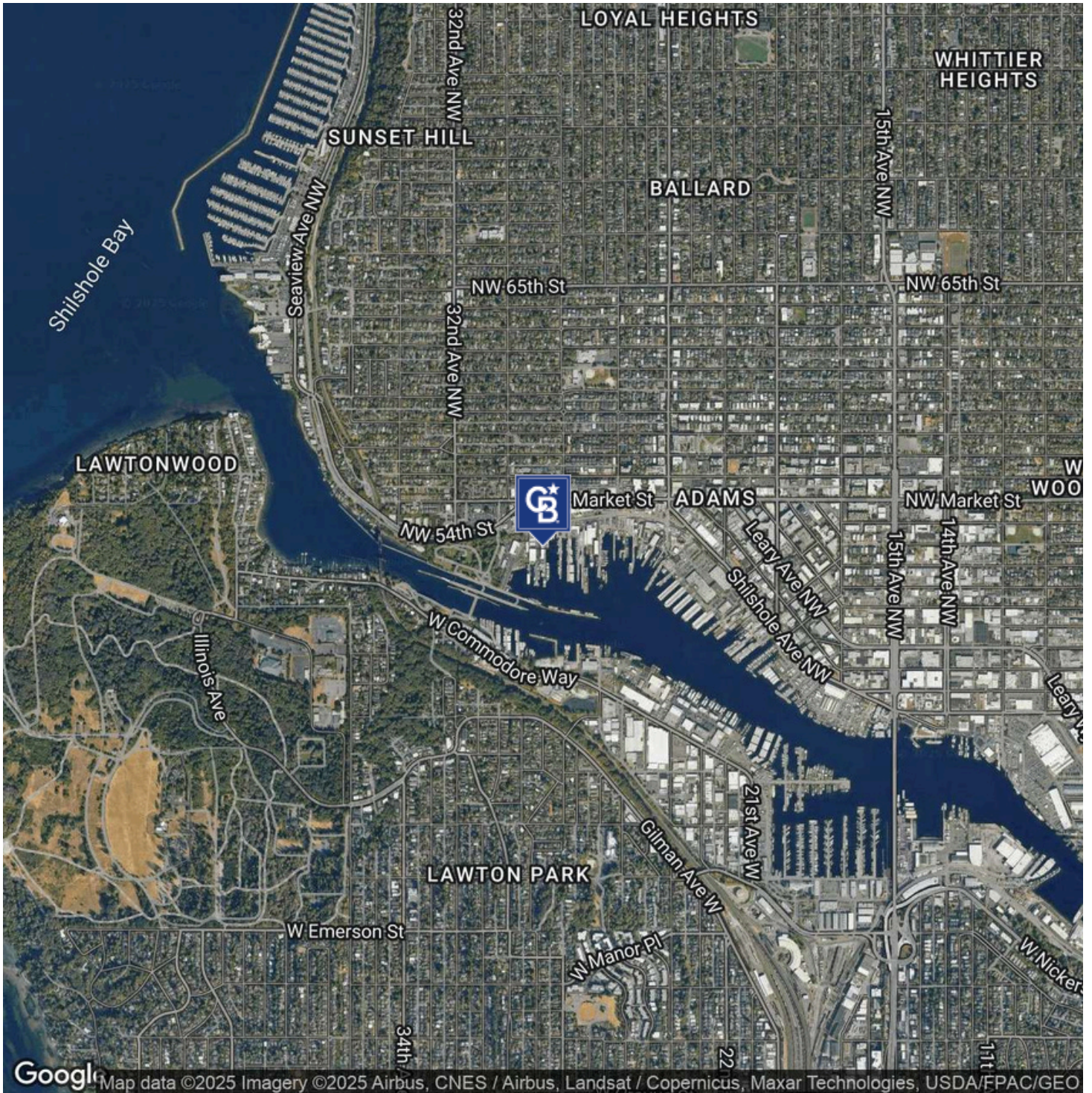


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