

NORDVEST CONDO

7311 - 15TH AVE NW, C1 | SEATTLE, WA 98117

Annie NAILS
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7311

7311

EXCLUSIVELY LISTED BY:

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Offering Summary

\$350,000
LIST PRICE

\$525
PRICE PER SF

666 SF
SPACE SF



666 SQUARE FEET COMMERCIAL RETAIL/OFFICE CONDO

The commercial condo space at 7311 15th Ave NW, C-1 is the perfect opportunity for the Owner-User looking to move to own their office in the Ballard neighborhood. Amazing visibility and signage along 15th Ave provides huge business development value. Situated directly on the Metro transit line and surrounded by new businesses and development.

PROPERTY HIGHLIGHTS

- 15th Avenue Northwest signage
- Light-filled storefront space lined with windows
- One (1) secured parking space
- Private bathroom in unit
- Large kitchenette



Property Profile

PROPERTY DETAILS

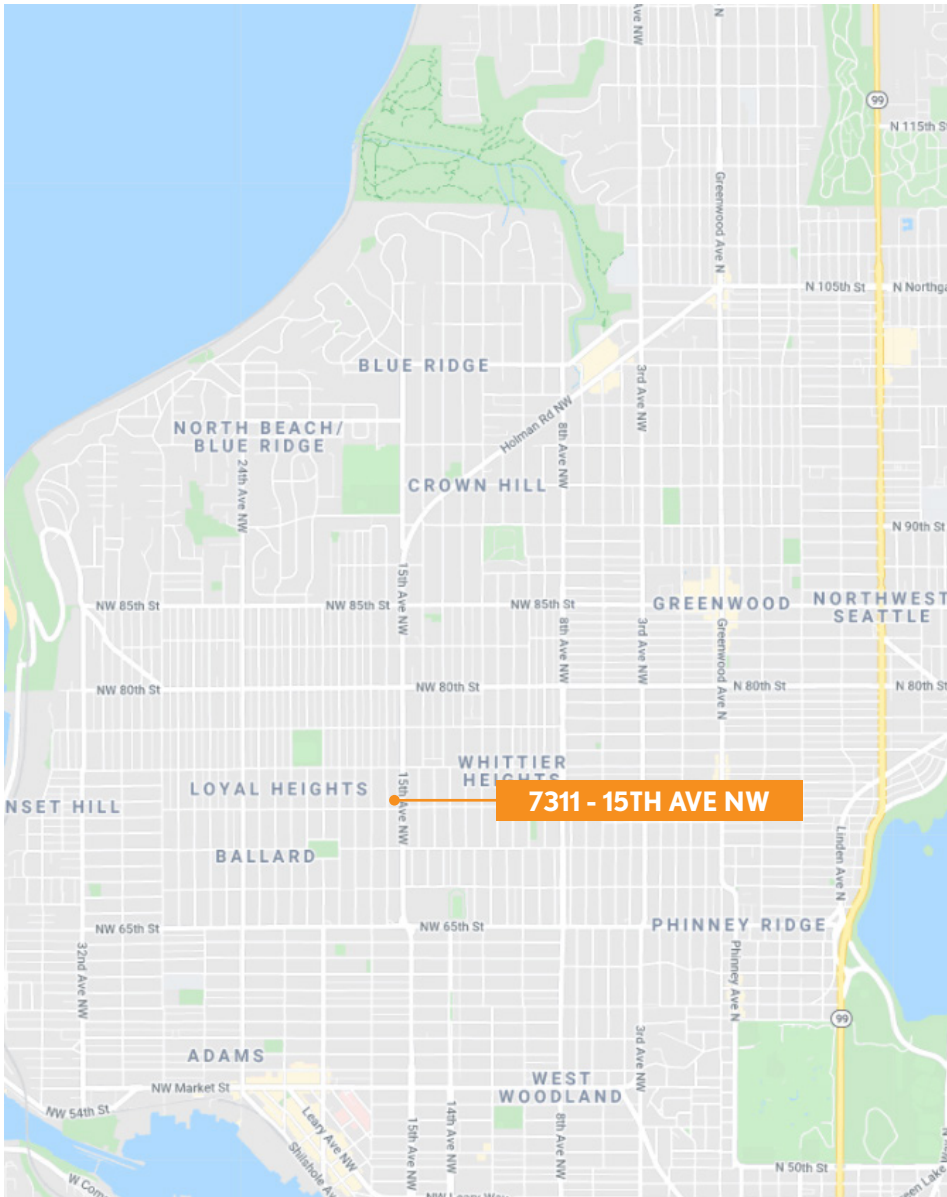
County	King
Market	Ballard / Loyal Heights
Land Use	Mixed-Use
Style	Office Condominium
APN#	610847-0010
Zoning	NC2P-55 (M)

BUILDING INFORMATION

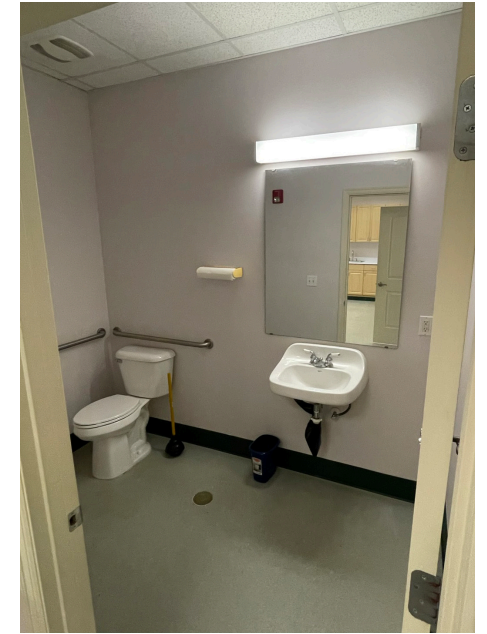
Address	7311 15th Ave NW, Unit C1 Seattle, WA 98117
Year Built	2004
# of Buildings	1
# of Floors	4
Lot Size	4,460 SF
Space Size	666 SF
Construction	Wood
Parking	1 Deeded Parking Space
HOA Dues	\$204 / month



Location



Photos



Site Demographic & Amenities

WHAT'S NEARBY

RETAIL

Grocery Outlet
Safeway
Scandinavian Specialties
Walgreens
Ballard Market

SERVICES

Ballard High School
Loyal Heights Playfield
Salmon Bay Park
Whittier Elementary
Ballard Pool

FOOD & DRINKS

Un Bien
Sazon Kitchen
Pho Vietnam
Thunderbird Tavern
Fuel Sports
Pour Decisions
El Taco Loco
Thai Siam
Domino's Pizza
Waterwheel Lounge
Koo Hoo Thai Street
The Fat Hen
Frankie & Jo's Ballard
Delancey
Mabel
The Barking Dog Alehouse
Copine
Larsen's Bakery



WALK SCORE
Very Walkable



MILES
Downtown Seattle



MILES
Ballard Retail

POPULATION	1-MILE	3-MILE	5-MILE
Total Population	24,624	170,357	401,009
Growth 2021 - 2026 (est.)	4.06%	5.52%	5.43%
Median Age	40.6	37.9	36.5
DAYTIME EMPLOYMENT	1-MILE	3-MILE	5-MILE
Total Businesses	692	7,549	19,540
# of Employees	4,066	54,809	158,953
Worker Commute <30 Minutes	47.34%	49.33%	53.49%

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About Westlake



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Since 1975, Westlake Associates, Inc. has been the premier provider of commercial real estate brokerage services in the Puget Sound Region.

Our unsurpassed commitment to creating and preserving our clients' real estate investment wealth has resulted in thousands of successful transactions and a long history of repeat business and client referrals.

The professionals at Westlake Associates collaboratively work with clients to develop customized, creative solutions designed to maximize investment returns.

We've built a strong foundation of experience in Investment Property Sales, Commercial Leasing, Property Management, and comprehensive real estate services over our 40 year history. We operate as a team and leverage each other's resources and experience to provide the highest level of client services.

PROUD MEMBERS OF:

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CoStar Commercial Real Estate Data & National Listing

Commercial Investment Real Estate (CREI)

Washington State Realtors Association (WSMA)

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