

FOR SALE

17,000 SF YARD

811 NW 47th Street

Seattle, WA 98107

PROPERTY HIGHLIGHTS

- + Zoning: UI U/45
- + Approx 17,000 SF paved yard space
- + Can be developed to multi-floor structures and/or single story building
- + Fenced and secure paved yard space
- + Rare yard opportunity located off Leary Way in the heart of Ballard
- + Sale Price: \$2,450,000

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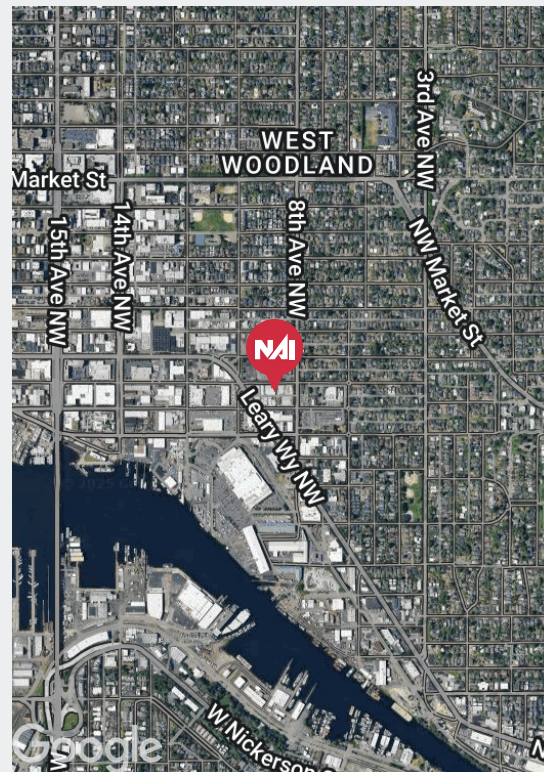
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Demographics



811 NW 47TH ST, SEATTLE, WA

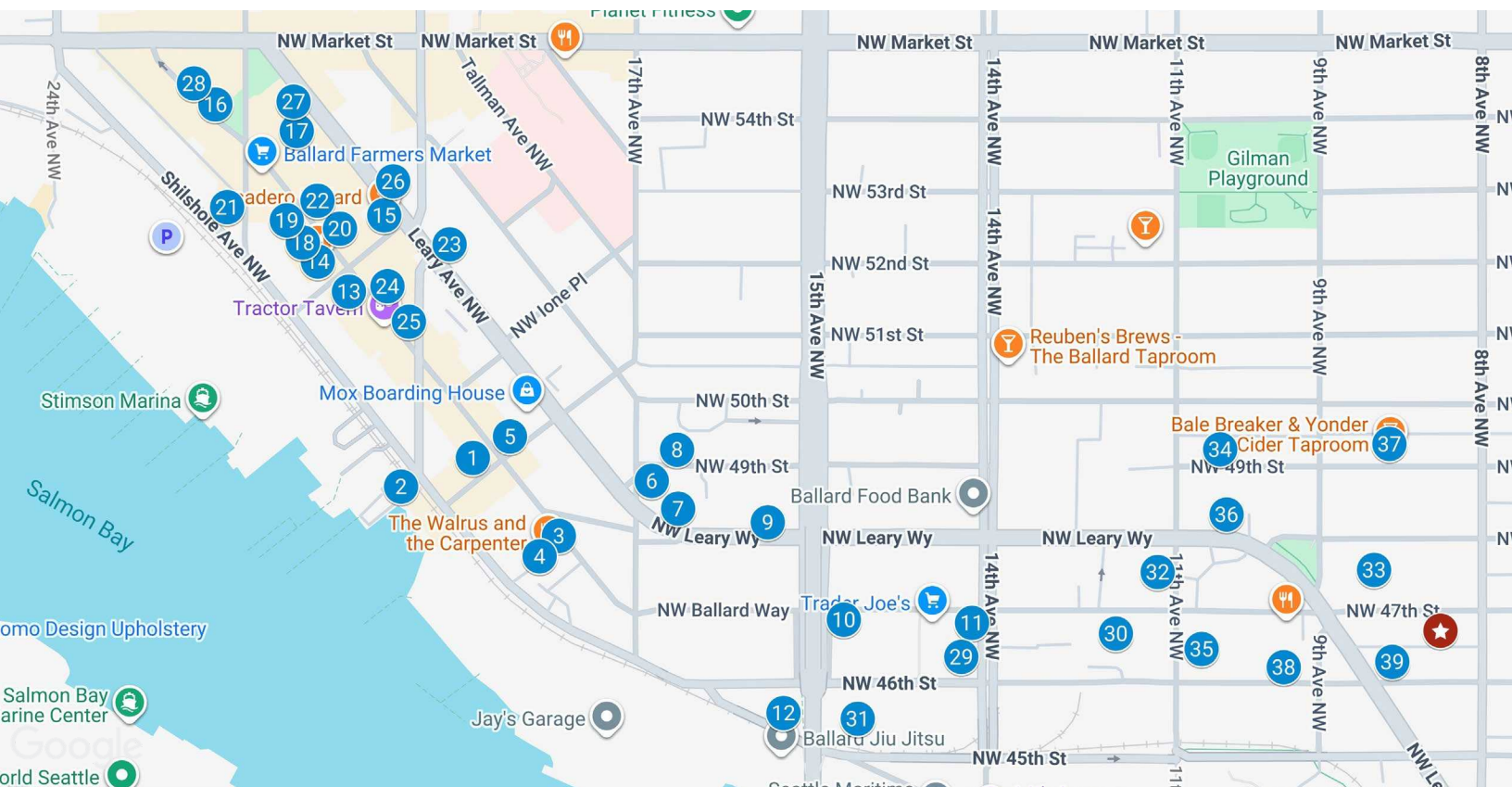
	1 MILE	3 MILES	5 MILES
Population	33,880	265,937	526,147
2030 Population	35,173	277,524	556,369
Households	17,365	125,767	261,728
Median Age	34.5	33.9	34.7
Median HH Income	\$151,322	\$141,266	\$134,950
Average HH Income	\$204,191	\$198,379	\$192,344

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Retailer Map



- | | | |
|-----------------------------------|---------------------------------|---|
| 1. Little Beast Ballard | 15. Asadero Ballard | 29. Trader Joe's |
| 2. Salmon Bay Cafe | 16. The Matador | 30. Rooftop Brewing Company |
| 3. Barnacle | 17. Rachel's Bagels & Burritos | 31. PCC Community Markets - Ballard |
| 4. The Walrus and the Carpenter | 18. Gracia | 32. Big 5 Sporting Goods |
| 5. Bad Albert's Tap & Grill | 19. Patxi's Pizza | 33. Fremont Brewing Production Facility |
| 6. The Pine Tavern Ballard | 20. Shiku Sushi | 34. Fair Isle Brewing |
| 7. Dog Yard | 21. Sawyer | 35. H Mart Ballard |
| 8. Old Stove Brewing Co - Gardens | 22. Moshi Moshi Sushi & Izakaya | 36. Maria Luisa Empanadas |
| 9. Mean Sandwich | 23. El Moose | 37. Bale Breaker & Yonder Cider Taproom |
| 10. Mike's Chili Parlor | 24. Stoneburner | 38. Habit Burger & Grill |
| 11. Top Pot Doughnuts | 25. Macleod's Scottish Pub | 39. Giddy Up Burgers |
| 12. Pono Ranch Restaurant & Bar | 26. Alison's Coastal Coffee | 40. Fred Meyer |
| 13. Percy's & Co. Seattle | 27. Full Tilt Ice Cream | |
| 14. Sabine Café & Market | 28. Salt & Straw | |

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