

OFFERING BROCHURE

820-832 NW MARKET STREET SEATTLE, WA 98107



24-UNIT PERMITTED TOWNHOME DEVELOPMENT SITE

EXECUTIVE SUMMARY

This Offering Memorandum presents an exclusive opportunity to acquire a **shovel-ready, permitted townhome development** site at 820-832 NW Market Street in Seattle's highly sought-after Ballard neighborhood. The assemblage comprises four parcels positioned along Ballard's primary retail and lifestyle corridor, entitled for 24 townhome units across a mix of traditional townhouse and live/work configurations.

This offering presents investors and developers with a rare chance to control scale on Ballard's primary retail corridor with meaningful permitting progress and strong projected exit pricing. New construction townhomes in Ballard are trading at \$850,000-\$1,050,000 per unit, with pricing at \$640-\$700 PSF, positioning this project for strong investment returns in one of Seattle's most resilient for-sale housing markets.

PROPERTY SUMMARY	
Address	820, 824, 828, 832 NW Market Street, Seattle, WA 98107
Total Units	24 Townhome Units
Parcel Numbers	930730-0095, 930730-0100, 930730-0105, 930730-0110
Unit Mix	Traditional Townhouse & Live/Work Units
Zoning	Ballard Hub Urban Village (LR3/NC)
Permit Status	Demolition permits ready (832 & 828); construction permits in process for all parcels
MHA Fees	1.2M ~ total cost
Estimated Value (As Stabilized)	\$20.4M - \$25.2M (at \$850K-\$1.05M/unit)





NW MARKET ST





INVESTMENT HIGHLIGHTS

24 PERMITTED TOWNHOME UNITS with a mix of traditional and live/work configurations.

SHOVEL-READY STATUS — demolition permits in hand with a defined pathway to construction permits.

LOCATED WITHIN THE BALLARD HUB URBAN VILLAGE supporting long-term density and value appreciation

WALKABLE NW MARKET STREET FRONTAGE with immediate access to retail, transit, parks, and employment centers.

NEW CONSTRUCTION TOWNHOMES in Ballard achieving ~\$850K-\$1.05M per unit pricing.

COMPLETE DUE DILIGENCE PACKAGE AVAILABLE including plans, environmental reports, surveys, and construction budget.

DEDICATED PARKING ACCESS FROM REAR EASEMENT — a key differentiator for Market Street product.

FOR SALE

820-832 NW MARKET STREET SEATTLE, WA 98107

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