



BALLARD OPPORTUNITY TO LIVE, INVEST OR DEVELOP

2407 NW 60TH ST, SEATTLE, WA 98107

OFFERED AT: \$800,000

MLS#: 2537058



3 BED



1 FULL
2 HALF



1 CAR



2,150 SQFT

Rare opportunity in the heart of Ballard, one of Seattle's most vibrant and sought-after neighborhoods. Located just blocks from popular restaurants, shops, breweries, and everyday amenities, this NC1-55(M) zoned property offers exceptional flexibility for homeowners, investors, and developers alike. Currently configured as a duplex, the upper level features a tenant-occupied 3-bedroom, 1-bath residence. The lower level is currently configured as flexible recreational space but could potentially be returned to a separate residential unit with relatively modest interior modifications, subject to buyer verification. Buyers will appreciate the versatility of the existing improvements, while developers can explore mixed-use and redevelopment opportunities afforded by the property's neighborhood commercial zoning. Roof replaced 2019, Paint inside and out 2019, Windows replaced 2023, New Sewer Line 2025. Situated on a 3,134 SF lot, the site benefits from an established easement serving the neighboring property, creating a lower-maintenance footprint than many surrounding parcels. Whether you're seeking an urban residence, income-producing asset, or future development opportunity, this Ballard property presents a compelling opportunity in a prime location.



Lisa Bender

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PROPERTY FEATURES

- Roof new 2019
- Painted interior and exterior 2019
- New Double Pane windows 2023
- Sewer Line replaced 2025
- Easement for driveway shared with apartment building to the East
- Tenant lease ends December 2026
- Zoned NC155 (M) - Mixed Use
- One garage space and 2 uncovered spaces
- Basement easily converted to 2 bedrooms and 1 bath
- 1,090 sq ft upstairs, 1,060 sq ft downstairs



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