



5440 Leary Ave NW

SEATTLE, WASHINGTON

AYERS
COMMERCIAL
GROUP

THE OFFERING —

OWNER-USER OFFICE WITH RENTAL INCOME

\$2,450,000 | 5,331 Sq Ft | \$460/Sq Ft

Ayers Commercial Group is pleased to present the **rare opportunity** for an owner-user to purchase **commercial property** in **Ballard** for their business. **Occupy** 1,752 square feet of office space, **collect rental income** from the occupied spaces, **stop paying rent**, and **build equity!** **Seller financing available for qualified buyers.** Vacant suite is a **newly-remodeled** former tech office, layout includes **large open area, kitchenette, and conference room.**

PROPERTY SUMMARY

ADDRESS	5440 Leary Ave NW, Unit C1 Seattle, WA 98107
PARCEL NUMBER	1327100030
BUILDING SIZE	5,311 SF
YEAR BUILT	2007
# SUITES	3
PARKING	14 Garage Spaces



RENT ROLL

Tenant	Suite	Lease End	Lease Type	SF	ACTUAL		PROFORMA		Date of Increase	Yearly Base Rent	Options
					Monthly	\$/SF	Annual	\$/SF			
Acoustic Lab	A	11/30/2028	NNN	1,056	\$2,288	\$26.00	\$27,456	\$26.00	12/1/2026	\$28,280	None
Vacant	B			1,752					12/1/2027	\$29,128	
Vitality Specific Chiropractic	C	8/31/2032	NNN	2,523	\$7,796	\$37.08	\$93,552	\$37.08	9/1/2026	\$96,360	None
TOTAL					\$10,084	\$33.81	\$121,008	\$31.24	\$166,560		

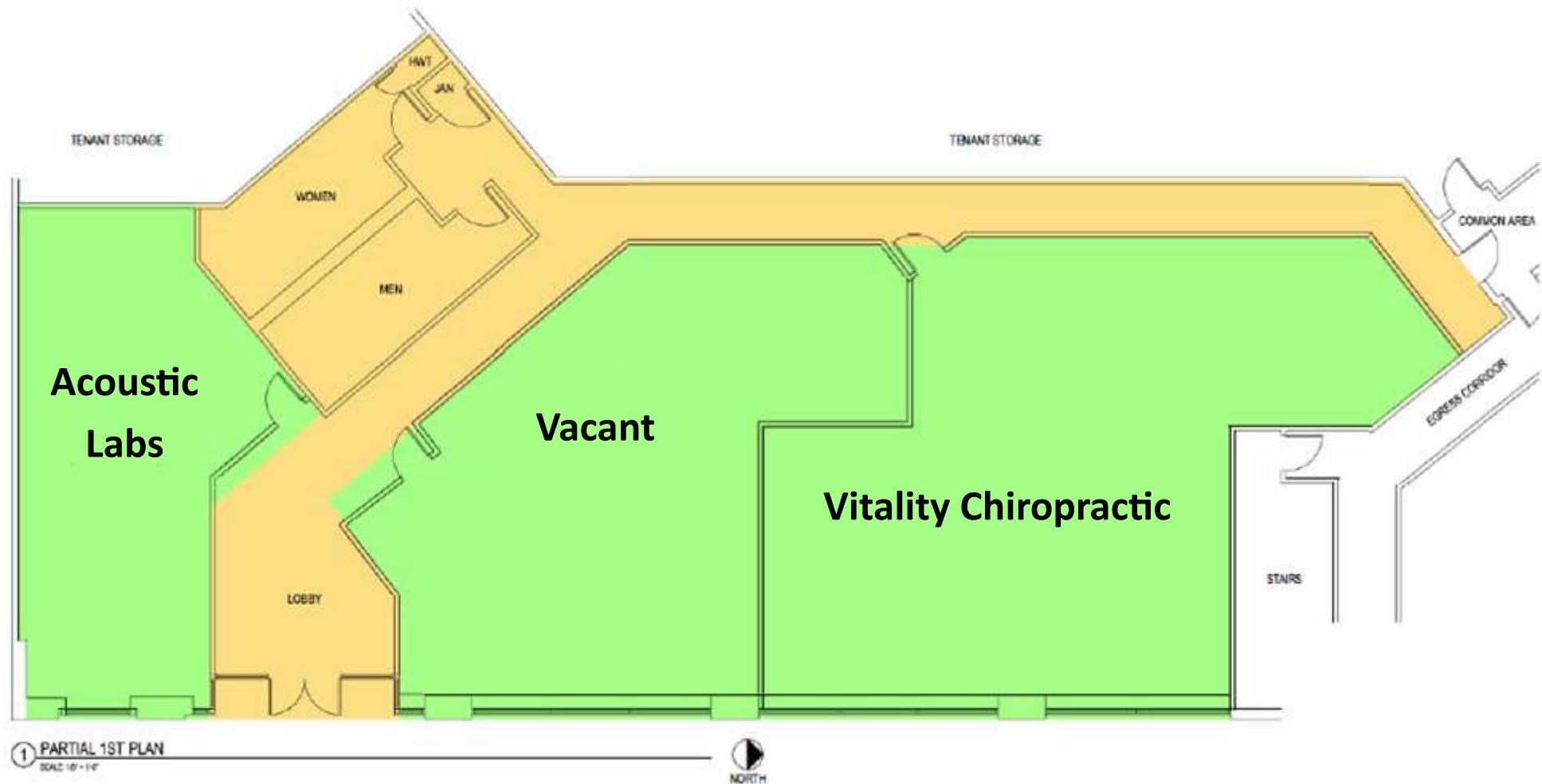
COST TO OWN & OCCUPY VACANT UNIT

Income & Expenses	
Income	
Scheduled Rental Income <i>(From 2 Occupied Units)</i>	\$121,008
NNN Reimbursement <i>(From 2 Occupied Units)</i>	\$32,211
Effective Gross Income	\$153,219

Expenses	
CAMs	\$47,979
Total Operating Expenses	\$47,979

Cost to Own Summary	
Scheduled Rental Income	\$153,219
Total Operating Expenses	-($$47,979$)
Mortgage <i>(assuming 25% down, 6.5% interest)</i>	-($$148,883$)
Yearly Cost to Own	\$43,643
Yearly Cost to Own Per Square Foot, Gross	\$24.91/sq ft

FLOOR PLAN



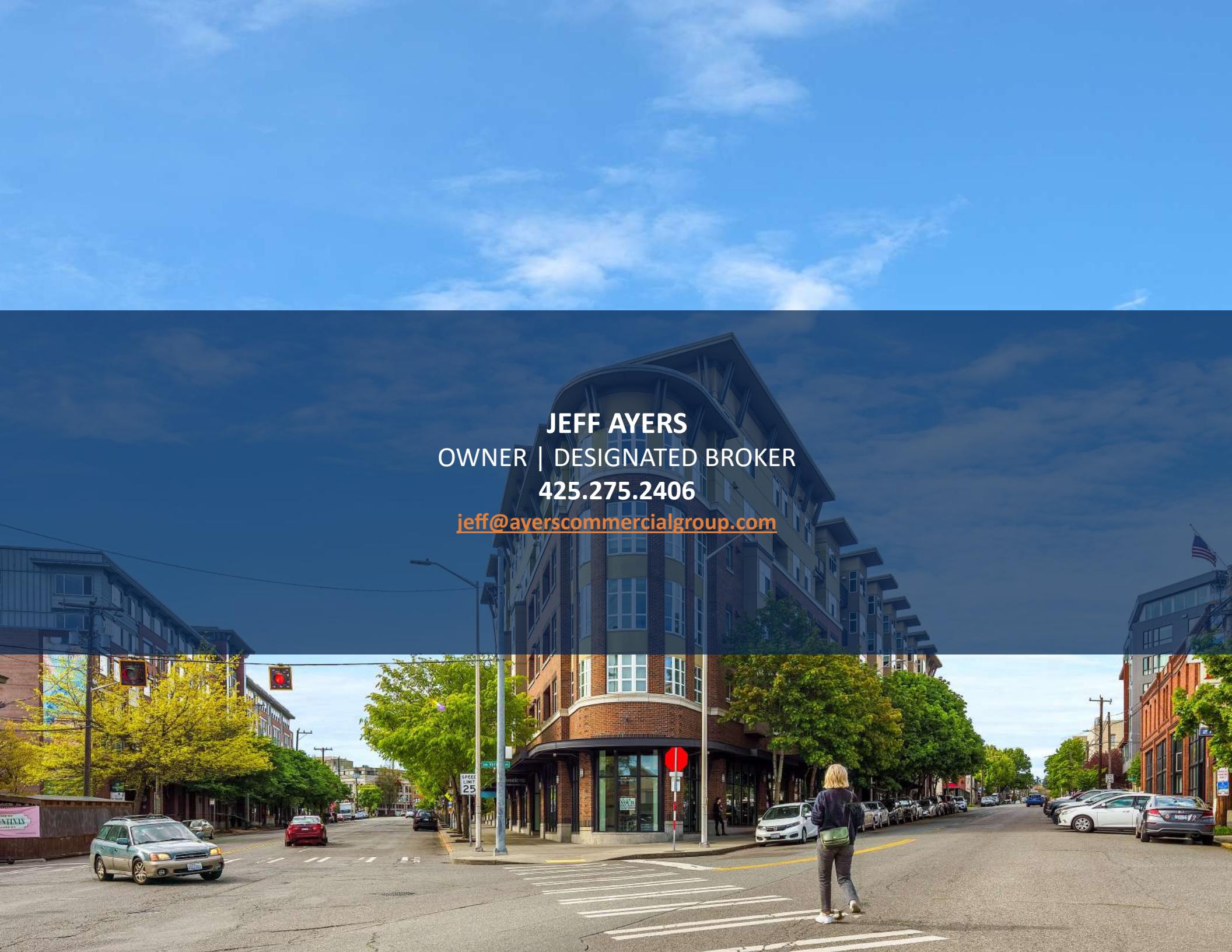




SITE







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