



5440 Leary Ave NW

SEATTLE, WASHINGTON

AC 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

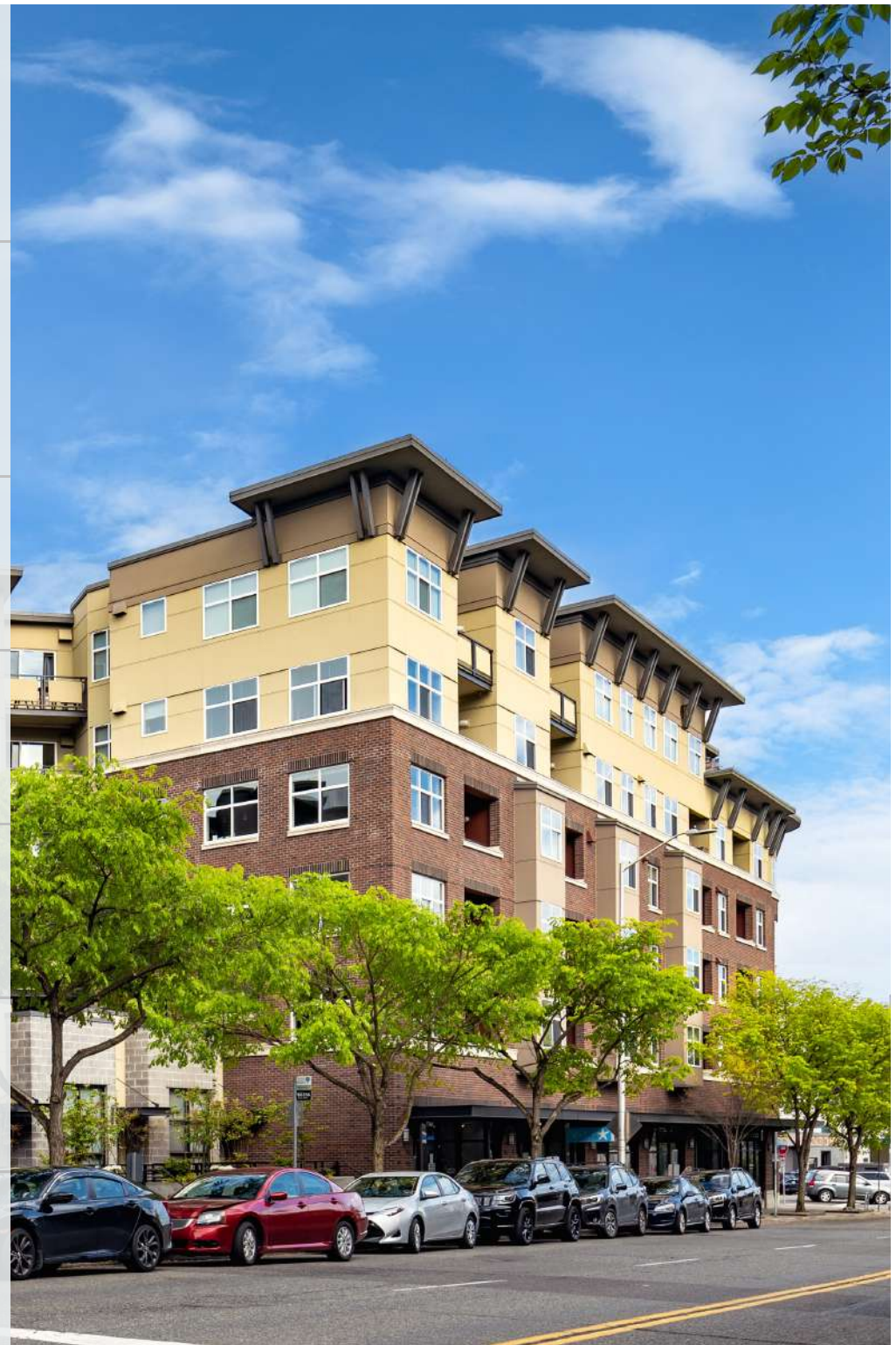
PARCEL NUMBER
1327100030

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 | Annual | | | |
| Acoustic Lab | A | 11/30/2028 | NNN | 1,056 | \$2,288 | \$26.00 | \$27,456 | \$26.00 | \$27,456 | 12/1/2026 | \$28,280 | None |
| | | | | | | | | | | 12/1/2027 | \$29,128 | |
| Vacant | B | | | 1,752 | | | | \$26.00 | \$45,552 | | | |
| Vitality Specific Chiropractic | C | 8/31/2032 | NNN | 2,523 | \$7,796 | \$37.08 | \$93,552 | \$37.08 | \$93,552 | 9/1/2026 | \$96,360 | None |
| | | | | | | | | | | 9/1/2027 | \$99,252 | |
| | | | | | | | | | | 9/1/2028 | \$102,228 | |
| | | | | | | | | | | 9/1/2029 | \$105,300 | |
| | | | | | | | | | | 9/1/2030 | \$108,456 | |
| | | | | | | | | | | 9/1/2031 | \$111,708 | |
| TOTAL | | | | | \$10,084 | \$33.81 | \$121,008 | \$31.24 | \$166,560 | | | |

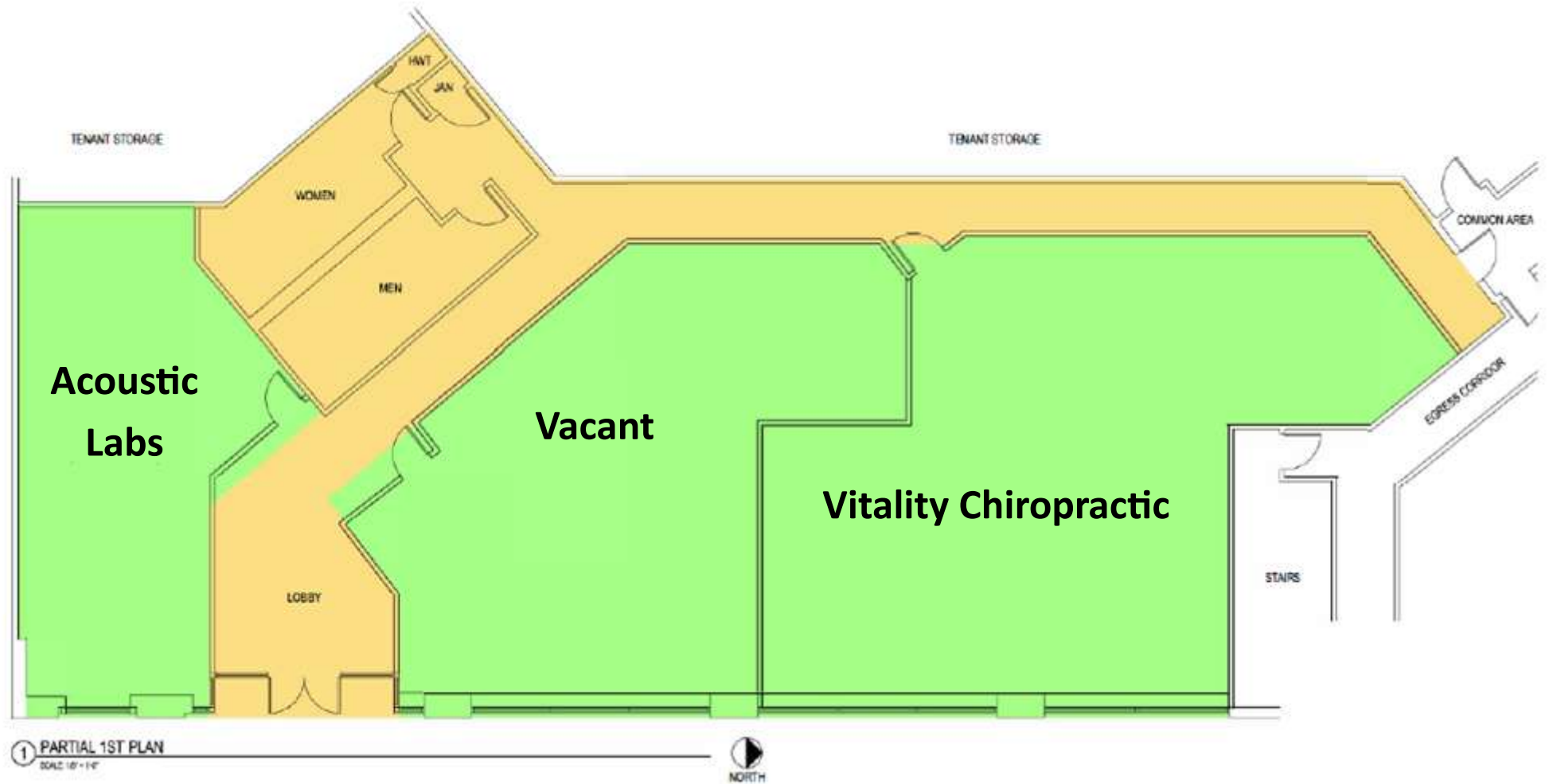
COST TO OWN & OCCUPY VACANT UNIT ———

| 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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