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**NEVER BEFORE OFFERED  
FOR SALE  
ONE-OF-A-KIND BALLARD PROPERTY  
2116 NW VERNON PLACE, SEATTLE WA 98107  
NEW LISTING PRICE: \$3,500,000**



*Presented by:*

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# 2116 NW Vernon Place

## Table of Contents

1. Executive Summary
2. Property Overview
3. Property Description
4. Location Overview
5. Plat Map
6. Legal Description



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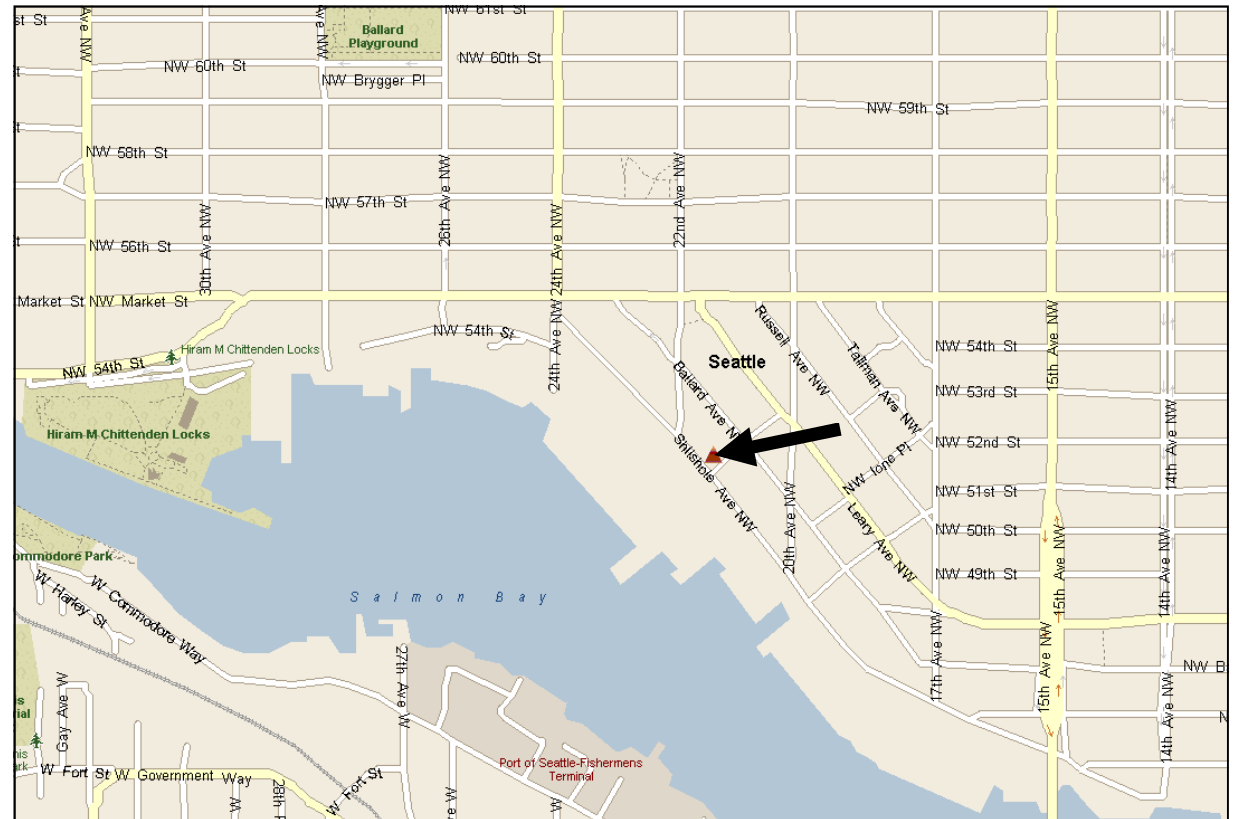


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# Executive Summary

## Executive Highlights

- 4,000 SF 2-story building (subject to buyer's verification)
- 720 SF garage
- Large parking lot and garden
- 10,046 SF land
- Zoning IG2 U65
- Main building built in 1912. Improved in 1999.
- Property includes wrought iron fencing, copper roof, spiral staircase and other custom-made specialty items.
- Designed by K.K. Cutter\* for Stimson Mill Company
- Adjacent to Ballard Historic Neighborhood



\*Cutter also designed The Rainier Club, Seattle Golf Course, Stimson-Greene Mansion and Norcliffe.



2116 NW Vernon Place

# Property Overview

## PROPERTY INFORMATION

**Address:** 2116 NW Vernon Place, Seattle WA 98107

**Use:** Office Building

**Building SF:** 4,000 SF \*

**Land SF:** 10,046 SF

**Year Built:** 1912

**Parking:** Garage & Lot

**Parcel #:** 27770-2655

**Zoning:** IG2 U65

**Construction:** Masonary

\*Subject to buyer's verification.



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2116 NW Vernon Place

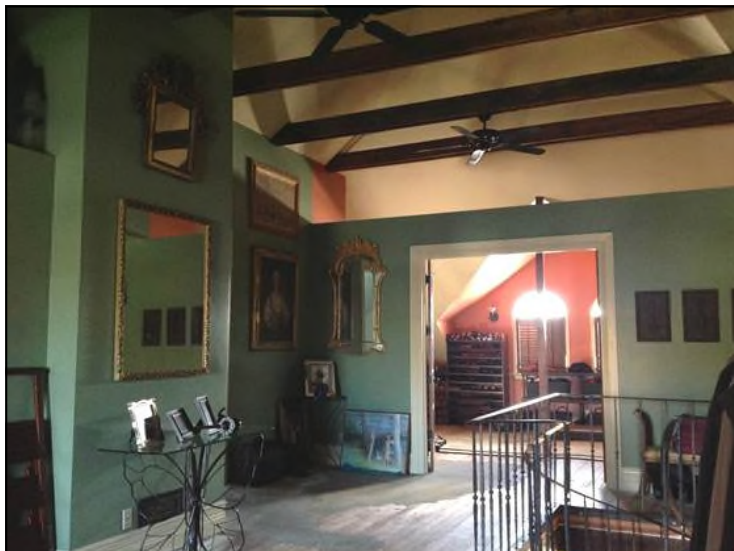
# Property Description



According to public records the land of Subject property consists of a single tax lot (see property map), just outside of the Ballard Historic District and on the corner of Shilshole NW and NW Vernon Place.

The property is zoned IG2 U65 and could be used for a variety of uses. Additionally, in order to maximize the property's full use potential, the current building could either be expanded or an additional building could be added to the property (subject to buyer's verification).

The current tenant is an owner-user who is prepared to vacate the property soon after its sale.





2116 NW Vernon Place

# Property Description

## 2015 Assessed Valuation and Real Estate Taxes

Land	\$753,400
Improvements	<u>\$ 1,000</u>
Total	\$754,400
R.E. Taxes	\$12,998.11



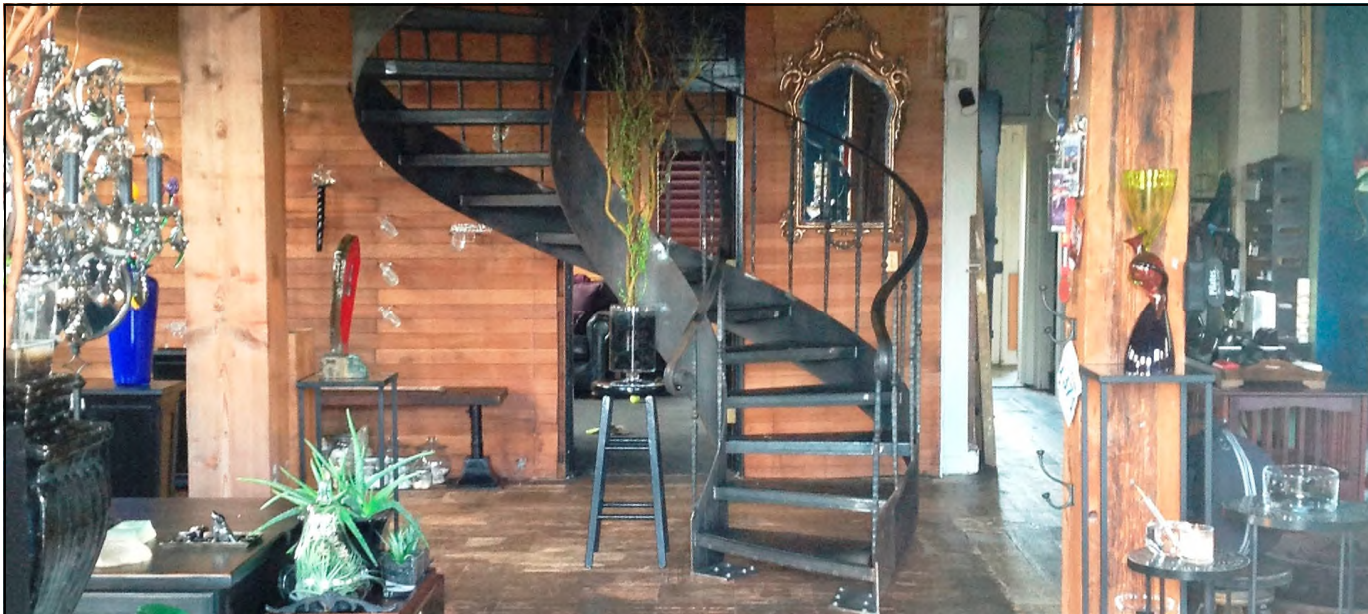
## Ballard

The Ballard neighborhood in the City of Seattle is a real “Urban Village”, having within its boundaries major retail, industrial and office areas, single family neighborhoods and dense apartment blocks. Located north of Salmon Bay and east of Puget Sound, it is both a sophisticated urban neighborhood with an active food scene and nightlife, and it is home to numerous industrial and maritime businesses.

Originally incorporated as its own city in 1889, Ballard was the first “third class town” in the newly admitted state of Washington and the seventh largest city in Washington. It continued to grow, reaching 17,000 residents by 1907, and became the second largest city in King County before being absorbed into the city of Seattle. Ballard still thinks of itself as a small town within a bigger city.

Regionally Ballard is known for its Scandinavian roots, its many large marinas including a couple that are directly on salt water in Puget Sound, the Hiram M. Chittenden Locks—the second busiest tourist attraction in Seattle, and its easy proximity to the downtown core of Seattle—10 minutes away after one crosses The Ballard Bridge.

Ballard is eclectic, authentic and relaxed, and it is full of urbane surprises, from world-class dining, specialty retail, a luxury hotel, a monthly art walk to legendary music venues, a weekly farmer’s market and the city’s largest concentration of breweries. It, like much of Seattle, is growing rapidly. When all the residential projects currently under construction have been completed, housing inventory in Ballard will have quadrupled since 2008.







2116 NW Vernon Place

# Legal Description

the following described real estate situated in the County of KING State of Washington:  
LOTS 32, AND 33, BLOCK 71, GILMAN PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN  
VOLUME 3 OF PLATS, PAGE 40, IN KING COUNTY, WASHINGTON.

The Southeasterly 0.45 Foot of Lot 34, Block 71, Gilman Park, according to the plat  
thereof recorded in Volume 3 of Plats, pages 40 and 41, Records of King County,  
Washington.

Situate in the City of Seattle, King County, Washington.

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