

FOR SALE



# BALLARD LOFT BAR & RESTAURANT

5105 BALLARD AVE NW, SEATTLE, WA



**4,186 SF TURNKEY  
RESTAURANT & BAR**



**8 FOOT  
TYPE 1 HOOD**

4,186 total SF (2,541 SF main floor, 895 SF mezzanine, 750 SF patio)

Seats 167 (127 seats inside and 40 seats outside)

List price: \$150,000

Current rent: \$9,423.87/month

NNN: \$1,532.53/month

Current lease expires April 30, 2027

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## PROPERTY DESCRIPTION

Ballard Loft opened in 2007 and is the oldest sports bar in Ballard. It's a welcoming space that is great for live music, dancing venues, and watching sports. The atmosphere is warm and inviting, with hardwood tables and counters, and hints of industrial touches that include metal accents and a roll-up garage door. The mezzanine level has additional seating and a covered outdoor patio area, along with a game area with billiards and shuffleboard. Ballard Loft is the ideal casual neighborhood eatery for sports entertainment and for simply hanging out during the week.

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## LOCATION OVERVIEW

Ballard is a popular destination for young professionals and families, thanks to its walkable streets, diverse housing options, and excellent schools. The neighborhood is home to several parks and outdoor spaces, including Ballard Commons Park, which features a skatepark, and a weekly farmers market.

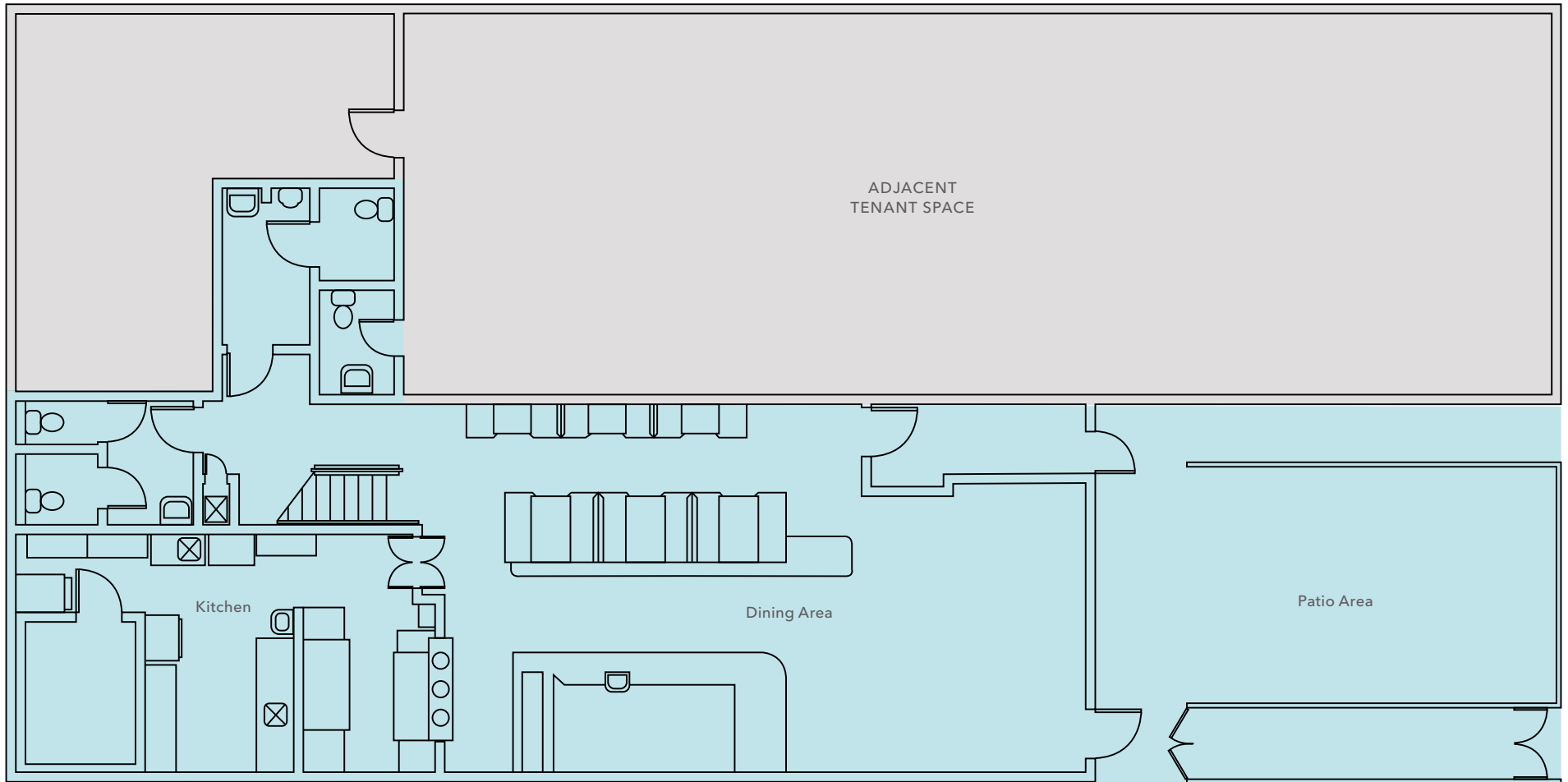
One of the main attractions in Ballard is the commercial district, which features a variety of independent shops, restaurants, and bars. The area is known for its lively nightlife and enjoys multiple popular music venues, such as the Tractor Tavern and the Sunset Tavern.

In addition to its commercial and recreational offerings, Ballard offers various cultural institutions, including the Ballard History Museum and the Ballard Landmark Preservation Board. Ballard hosts a number of annual events, including the Ballard Seafood Fest and the Ballard Jazz Festival.

Overall, Ballard is a vibrant and dynamic neighborhood that is constantly evolving and changing. There is something for everyone in this community, from shopping, dining, to simply experiencing everything it has to offer.



# FIRST FLOOR PLAN





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