

# The Canal

5300 34TH AVE NW, SEATTLE, WA 98107



The Canal is truly a unique gem nestled in the heart of the Ballard neighborhood. It overlooks the Ballard Locks boasting gorgeous sunsets and maritime views of the Locks + Salmon Bay.

Some nearby attractions that help bring the area to life include the Ballard Farmers Market, Golden Gardens Park, and the Hiram M. Chittenden Locks.

Recent improvements to the Kitchen, bathroom, and main event spaces. The capacity is 241 people and the parking lot provides 46 spaces.

- ✔ Sunset views of the canal, Ballard locks, Salmon Bay
- ✔ 7,543 SF Building
- ✔ 2,000 SF Covered Patio
- ✔ 1,000 SF Secured Service Lot
- ✔ 53,488 SF Lot
- ✔ 46 Stall Parking Lot
- ✔ Location is easily accessible with nearby transportation, adjacent parking lots, and excellent street presence.

## For more information:

**Harper Rose**  
Ewing & Clark  
206.422.6384  
[hrose@ewingandclark.com](mailto:hrose@ewingandclark.com)

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- Daytime Population (1 mi.)  
**23,117**
- Residential Population (1 mi.)  
**10,135**
- Average HH Income  
**\$107,951**
- Walk Score  
**60**
- Bike Score  
**75**
- Transit Score  
**44**
- Traffic Score  
**4,765 cars/day**

