

**9230 Bay Shore Drive NW**

9230 Bay Shore Dr NW Silverdale WA 98383

Listing #: 587116 | Status: Sold | Closing Date: 11/02/2018 | Last Modified: 12/3/2018 |

For Sale

**9230 Bay Shore Dr NW Silverdale WA 98383**



**Listing Information**

**Price**

Listing Price	\$ 1,330,000
\$/SF	\$ 271.37
Selling Ofc Com	3
Listing Status	Sold
Days On Market	492
Asset Class	Office
Search Tags	Multi-Tenant, Waterfront
Terms	Professional office, multi-tenant, waterfront

**Surveys Available**

Boundary	Yes
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**Closed Sales Only**

Actual Sold Price	\$ 1,300,000
\$/SF	\$ 265.25
Closing Date	11/02/2018
Selling Broker	Richard Rucker

**Investment Information**

Investment Type	Proforma
Investment Prop	Yes
Gross Income	\$ 115,608
Vacancy Factor %	0.00%
Operating Expenses	\$ 35,000
Net Operating Income	\$ 80,608
CAP Rate	6.06 %

**Documents (Num of Years Available)**

Profit/Loss Years	3
Balance Sheet Years	3
YTD Operating Statement	Yes

**Detail Listing Information**

Max Total SF	4,901
Lease Rate Low	\$ 21.00
Lease Rate High	\$ 24.00
Heat Source	Heat pump
Easements	Yes
Topography	Level
Total Units	3

**Utilities**

Sanitary Sewer	County
Water	City
Electricity	County
Storm Sewer	County
Gas Lines	Private

**Associated Files**

CBA Flyer
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**Property Information**

**Building Information**

Building Status	Existing
# of Buildings	1
# of Floors	2
# of Elevators	0
A/C	Yes
Total Building Sq/ft	4,901
Net Rentable Area	4,901
Total Office Sq/ft	4,901
Lot Sq/ft	3,049
Acres	0.07

**Property Type**

Property Type	Office
Office Type	Multi-Tenant
Investment	Yes
Owner	Waterfront Associates
Building Class	B

**Location**

County	Kitsap
Vicinity	Silverdale
Location Description	Center of Silverdale on the western shore of Dyes Inlet, 1 block from Silverdale Way
Cross Street	Washington
Market Area	Silverdale
Tax ID #	44580160010202
Zoning	Commercial

**Parking Information**

# Uncovered Spaces	90
Total Parking Spots	90

**Construction**

Year Built	1990
Roof Type	Tile
Construction Type	Framed, Wood

**Agent Information**

**Showing Instructions**

Call Listing Agent	Yes
Use Discretion	No

**Richard Rucker**  
(360) 731-0503  
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**The Rucker Group**  
(360) 731-0503

**Public Comments:** One of 4 waterfront office buildings in Silverdale. Part of a 4 building professional office complex. Located on Dyes Inlet, a saltwater bay. Silverdale's premier waterfront restaurant, The Yacht Club Broiler, is directly adjacent. The enclosed income and expenses are actual 2016. As of January 1, 2017 a vacancy occurred in one of the 1200 square foot Suites.

**Showing Instructions:** Contact listing agent.

**Public Building Comments:** Located in the Silverdale Landing Professional Complex

**History**

For Sale

Listing ID#	Status	Listing Date	List Price	Sale Price	Closing Date	CMA
587116	Sold	06/13/2017	\$ 1,330,000	\$ 1,300,000	11/02/2018	
439397	Expired	08/05/2008	\$ 1,450,000	\$ N/A		

For Lease

Listing ID#	Suite	Status	Listing Date	Asking Rent	Max Rent	Available Sq/ft	Off Market
587118		Leased	06/27/2017	\$ 25.00	\$ 25.00	1,200	