



FOR SALE: \$1,150,000



**THE
REMLINGER
GROUP**

**32295 STATE ROUTE 20
OAK HARBOR, WA**



Cascade Place
Business Center

6,748 ADT

VILLA MARINA
APARTMENTS

23,000+ ADT

E WHIDBEY AVE

STATE ROUTE 20

Edward Jones
MAKING SENSE OF INVESTING



12,897 ADT

Paradise Point
Apartments

Property Overview

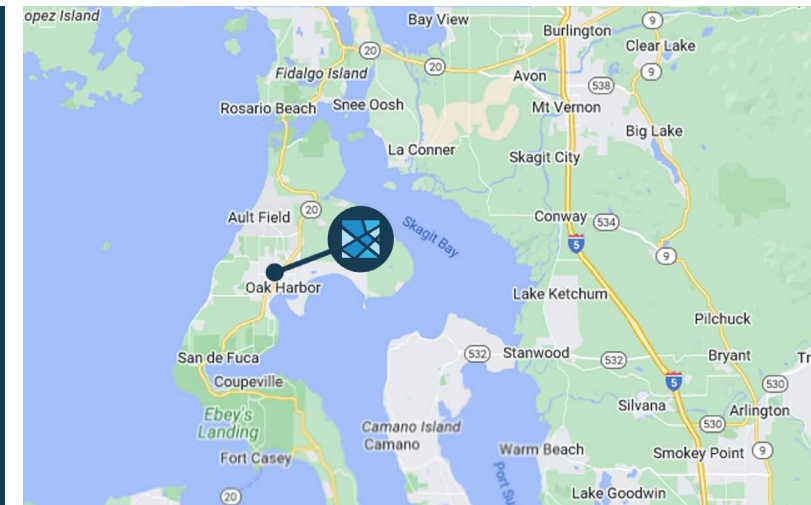


Exclusively offered by The Remlinger Group, the Flyers Restaurant & Brewery Property provides a unique opportunity for investors and owner-users. This versatile property is located along State Route 20 in Oak Harbor, WA and boasts a 4,850 square foot building, featuring a full-service restaurant and a spacious outdoor eating area with approximately 42 parking stalls directly accessible from the main arterial.

Flyers Restaurant & Brewery currently occupies the property on a NNN lease agreement which currently generates \$62,400 in rent annually (\$5,200/Month). Their current lease expires in June, 2029 but are willing to work with any owner-users who would be interested in operating the restaurant and brewery.

This property presents an attractive opportunity for investors and owner-users and as a redevelopment.

Property:	Flyers Restaurant and Brewery
Address:	32295 SR 20, Oak Harbor, WA 98277
Building Area:	4,850 SF
Parking:	42 Parking Stalls
Land Area:	0.84 Acres (36,590 SF)
Zoning:	C-3 (Community Commercial)
Parcel Number:	R13335-087-1410 (Island County)





MARKET
AREA
5 Mile Radius



DAYTIME
POPULATION
21,024



POPULATION
38,363



HOUSEHOLDS
14,777



AVG. HOUSEHOLD
INCOME
\$78,626



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