

Allied Universal Building
14824 Westminster Way N, Shoreline

\$1,216,016.00



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COMMERCIAL ■ PARTNERS
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I. Disclosure

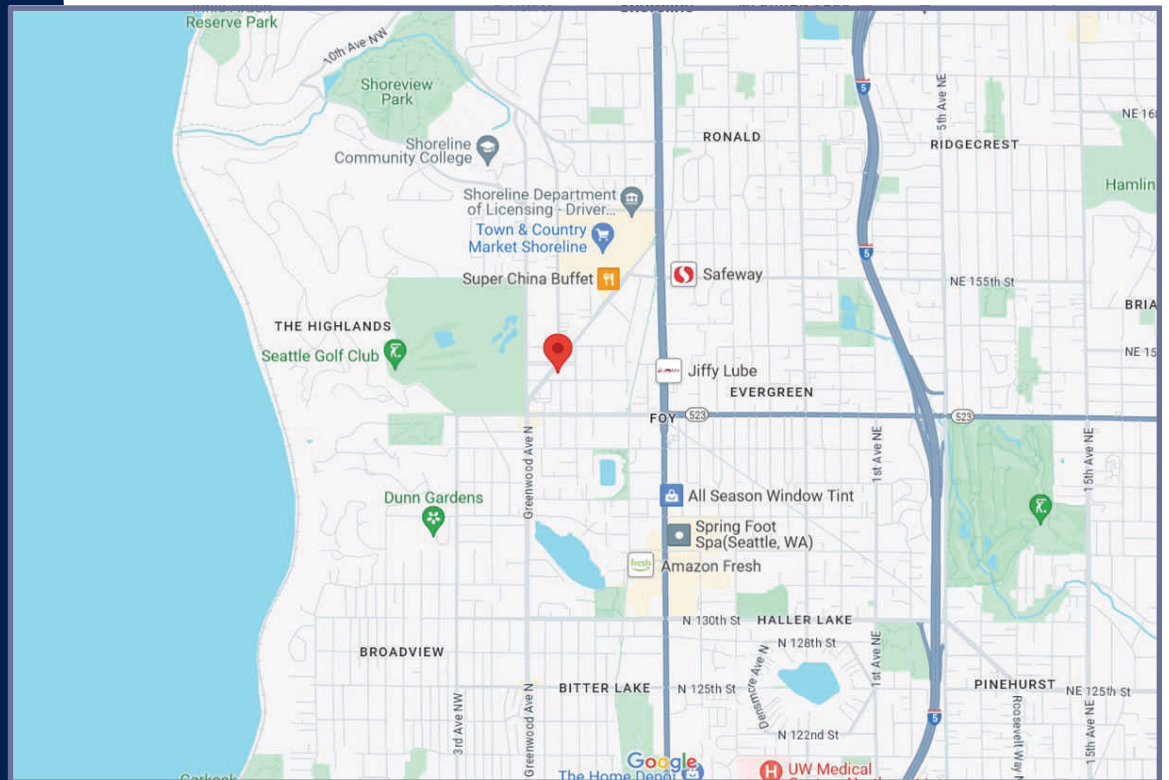


disclosure

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied, as to its accuracy. Prospective Buyers and/or Sellers should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited, to, statement of income and expenses.

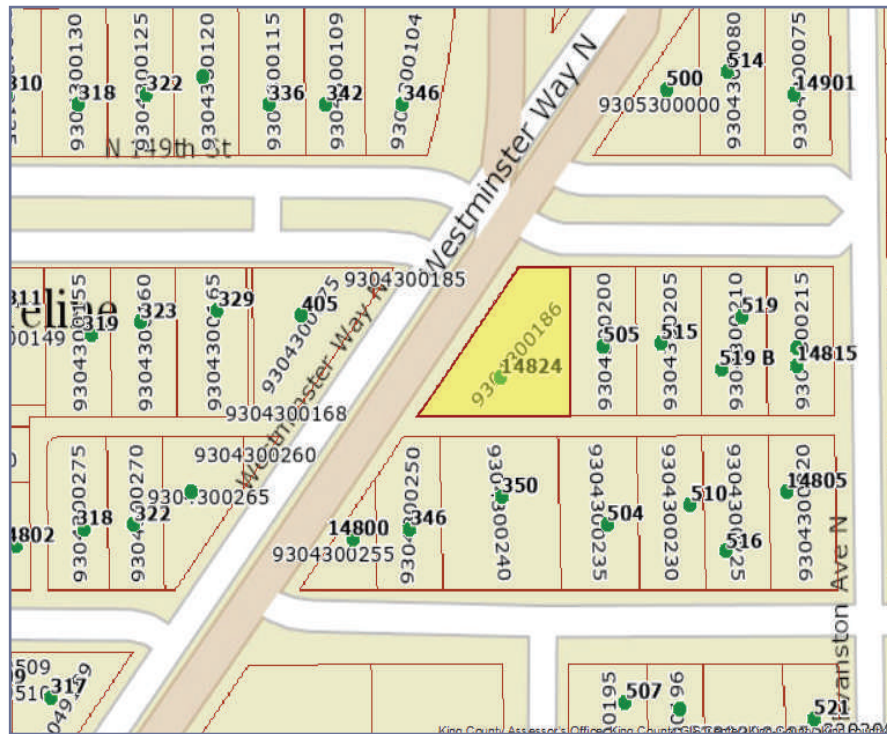
II. Location Map

location map



III. Parcel Summary

parcel summary



Parcel Number:	930430-0186
Address:	14824 Westminster Way N, Shoreline
Lot Size:	11,460 sq ft
Zoning:	NB (Neighborhood Business)
Jurisdiction:	King County
Current Use:	Office

IV. Property Profile

property profile

PARCEL DATA

Parcel	930430-0186
Name	SWEGIAN LLC
Site Address	14824 WESTMINSTER WAY N 98133
Geo Area	14-80
Spec Area	
Property Name	NORTHWEST SECURITY

Jurisdiction	SHORELINE
Levy Code	2263
Property Type	C
Plat Block / Building Number	
Plat Lot / Unit Number	36-37-38
Quarter-Section-Township-Range	<u>SW-18-26-4</u>

Legal Description

WESTMINSTER ADD POR ELY OF WESTMINSTER WAY N
PLat Block:
Plat Lot: 36-37-38

LAND DATA

Highest & Best Use As If Vacant	COMMERCIAL SERVICE
Highest & Best Use As Improved	PRESENT USE
Present Use	Office Building
Land SqFt	11,460
Acres	0.26

Percentage Unusable	
Unbuildable	NO
Restrictive Size Shape	NO
Zoning	NB
Water	WATER DISTRICT
Sewer/Septic	PUBLIC
Road Access	PUBLIC
Parking	ADEQUATE
Street Surface	PAVED

Views

Rainier	
Territorial	
Olympics	
Cascades	
Seattle Skyline	
Puget Sound	
Lake Washington	
Lake Sammamish	
Lake/River/Creek	
Other View	

Waterfront

Waterfront Location	
Waterfront Footage	0
Lot Depth Factor	0
Waterfront Bank	
Tide/Shore	
Waterfront Restricted Access	
Waterfront Access Rights	NO
Poor Quality	NO
Proximity Influence	NO

Designations

Historic Site	
Current Use	(none)
Nbr Bldg Sites	
Adjacent to Golf Fairway	NO
Adjacent to Greenbelt	NO
Other Designation	NO
Deed Restrictions	NO
Development Rights Purchased	NO
Easements	NO
Native Growth Protection Easement	NO
DNR Lease	NO

Nuisances

Topography	
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems

Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO


Environmental

Environmental	NO
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property profile

Building Number	1
Building Description	OFFICE BUILDING
Number Of Buildings Aggregated	1
Predominant Use	OFFICE BUILDING (344)
Shape	Rect or Slight Irreg
Construction Class	WOOD FRAME
Building Quality	AVERAGE
Stories	2
Building Gross Sq Ft	3,672
Building Net Sq Ft	3,672
Year Built	1987
Eff. Year	1995
Percentage Complete	100
Heating System	REFRIGERATED COOLING
Sprinklers	No
Elevators	

BUILDING

 Click the camera to see more pictures.

Picture of Building 1



Section(s) Of Building Number: 1

Section Number	Section Use	Description	Stories	Height	Floor Number	Gross Sq Ft	Net Sq Ft
1	OPEN OFFICE (820)		2	13	0	3,672	3,672

SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
2611639	20130614001621	6/14/2013	\$729,000.00	LEE THEODORE J	SWEGIAN LLC	Statutory Warranty Deed	None
2545503	20120525001988	5/23/2012	\$610,000.00	NW METRO LLC	LEE THEODORE J	Statutory Warranty Deed	None
1766543	20000725001438	7/18/2000	\$0.00	KIEBURTS APRIL H+STEVEN J	NORTHWEST METRO LLC	Statutory Warranty Deed	Other
1751313	20000504001286	5/3/2000	\$206,517.00	JACOBI JOHN W+JACOBI ROSALIND I	KIEBURTZ STEVEN JOHN+APRIL HEATHER	Statutory Warranty Deed	None
1735410	20000208001341	12/30/1999	\$0.00	J AND K PS	KIEBURTZ STEVEN J	Statutory Warranty Deed	Tenancy Partition

REVIEW HISTORY

PERMIT HISTORY

HOME IMPROVEMENT EXEMPTION

V. Property Details

property details

Address: 14824 Westminster Way N, Shoreline

Use: Office

Built: 1987

Effective Year: 1995

Construction: Woodframe

Building Sq. Ft: Appx. 3,672

Land Square Feet: Appx. 11,460

Zoning: NB (Neighborhood Business)/Office

Price: \$1,216,016.00

NOI: \$72,961

Cap Rate: 6%

Terms: Cash Out; Potential Seller Financing

Highlights: Building is located in the fast growing city of Shoreline with more than a thousand new residential units and the renovation of Shoreline Place Mall. Easy access to Aurora Ave N, I-5, new light rail and Rapid Ride.

VI. Property Financials

property financials

Westminster Building

14824 Westminster Way N, Shoreline

5/25/2024

Net Building Area	3,672 sf	NNN	
1st Floor	3,672 sf	incl. cpi	\$21
Scheduled Gross Income			\$76,801

Less Vacancy Loss	0%	\$0
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Effective Gross Income	\$76,801
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Less Non Pass Through NNN Expenses

Roof, Foundation & Infrastructure	5%	\$3,840
Total Expenses	5%	\$3,840

Net Operating Income	\$72,961
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Market Valuation	
NOI	\$72,961
Cap. Rate	0.06
Estimated Market Value	\$1,216,016



SBA 7(a) Loans

Expand or modernize your business with an SBA 7(a) loan. The SBA 7(a) loan program is a great solution if you're looking to fund real estate acquisition, business acquisition, improvements, equipment, debt refinance, partner buyout, or working capital.

Buy, refinance, or build with the SBA 7(a) Loan Program

- ▶ Downpayment as little as 10%
- ▶ Loan sizes up to \$5,000,000
- ▶ Loan terms up to 25 years
- ▶ Fully amortized, no balloon payment
- ▶ Personal guarantee required

What can I do with an SBA 7(a) Loan?

- ▶ Start up, purchase, or expand operations
- ▶ Fund real estate acquisition
- ▶ Buy equipment
- ▶ Finance partner buyouts
- ▶ Obtain working capital
- ▶ Refinance business debt



Michael Byers

Director of Sales
Senior Vice President

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SBA 504 Loans

Fuel your business and preserve your working capital to help your business grow. The SBA 504 loan program is co-lender financing designed to facilitate acquisition of capital assets with for-profit, owner-occupied small businesses.

Buy, Refinance, or Build with the SBA 504 Loan Program

- ▶ Fixed interest rates
- ▶ Downpayment as low as 10%
- ▶ Loan terms up to 25 years
- ▶ Ideal for larger fixed asset projects
- ▶ Personal guarantee required

What can I do with an SBA 504 Loan?

- ▶ Expand or renovate
- ▶ Fund building acquisition
- ▶ Refinance
- ▶ Buy long-term fixed assets

What is not eligible to be financed with an SBA 504 loan?

- ▶ Obtain working capital
- ▶ Pay franchise fees
- ▶ Buy inventory
- ▶ Finance goodwill



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Michael Byers

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About Me

I am responsible for all loan development activities related to Government Guaranteed lending originations across the Bank's national government guaranteed lending footprint, as well as leading a team of Business Development Officers throughout the country. I am passionate about making a difference in the lives of entrepreneurs and the clients that they serve. Through SBA lending, my team and I can help entrepreneurs with financing for all of their needs.



About Fidelity Bank

- ▶ Founded in 1909 and headquartered in Fuquay-Varina, North Carolina
- ▶ Fidelity Bank serves 55 locations in North Carolina, South Carolina, and Virginia, and has approximately \$3.9 billion in assets
- ▶ We are a community bank that offers personalized solutions to help you achieve your financial goals

Stability For Your Future

For over 115 years, Fidelity Bank has remained independent, sound and profitable, allowing us to build lifelong relationships that often span across generations.

- ▶ Capitalized to weather economic stress
- ▶ Privately held and committed to enduring independence
- ▶ Solid leadership keeps our unique vision alive
- ▶ 5-star "Excellent Bank" rating from BauerFinancial
- ▶ Ranked #1 on the 2023 S&P Global Market Intelligence Report for large U.S. community banks



National Lender

300+ Years of



Combined
Experience

Team of
REAL PEOPLE



U.S. Small Business
Administration
Preferred Lender



COMMERCIAL REAL ESTATE

You're ready to make a big investment, but you want to make it as simple as possible. It doesn't get more simple than working with an established, local credit union. **Our entire operation – from your personal relationship manager to the underwriters on your loan – are local.** We don't just make decisions, we make them here, combining years of lending expertise with hands-on knowledge of the local market.

READY TO GET STARTED?

Visit any BECU location, or call BECU Business Services directly at **800-877-0391**.

For more detailed information on our products, visit becu.org/cre



THE BENEFITS OF BECU

- Flexible payment terms, including a zero prepayment-penalty option.
- Enjoy on-time closing.
- Save with low origination fees and competitive rates.
- Finance projects big and small: CRE loans available from \$250,000 - \$40 million.
- Purchase properties for a variety of needs, including industrial/commercial, office, medical office, retail strip, retail anchor, multi-family and more.
- Discover flexible terms to meet your needs.
- Work with your personal, experienced and local relationship manager.
- Benefit from locally based underwriting.

LOAN TYPES

Owner-Occupied Loan:

Do you plan to occupy at least 51% of the building? An owner-occupied loan may be right for you.

- Up to 30-year amortization for most property types (25 year for Special Purpose and Hospitality)
- Fixed-rate and adjustable-rate loans available: 3, 5, 7 and 10-year options.
- Flexible terms to meet your needs.

Investor Loan:

Do you plan to rent all, or most (more than 51%) of the building? Explore an investor loan.

- Up to 30-year amortization for most property types (25 year for Special Purpose and Hospitality).
- Fixed-rate and adjustable-rate loans available: 3, 5, 7 and 10-year options.
- Flexible terms to meet your needs.

Small Business Administration Loan:

Are you interested in government-guaranteed financing? Talk to your commercial relationship manager about the benefits of an SBA-guaranteed loan.

- SBA guarantees can range from 75% - 85%, depending on the loan amount.
- SBA guarantees may increase financing availability while lowering loan rates.
- Fixed-rate loans available: 3, 5, 7 and 10-year options. Terms available up to 25 years.
- Flexible terms and conditions structured to meet your needs.

BECU Business Share savings required to establish membership and not all applicants will qualify. Loans are subject to credit approval and other underwriting criteria and not everybody will qualify. Certain restrictions apply. Business and Commercial Loan programs, terms and conditions subject to change without notice.

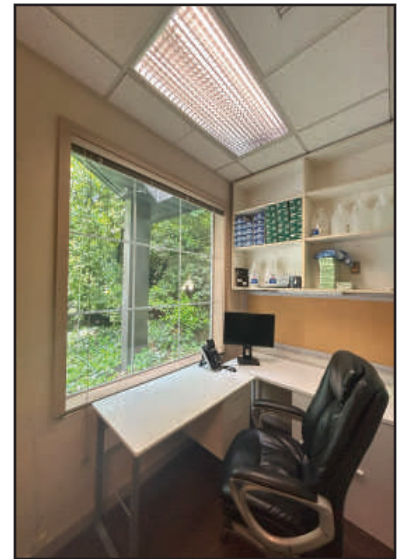
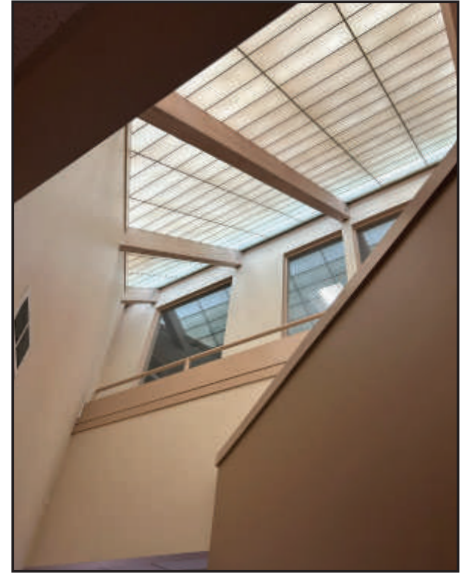
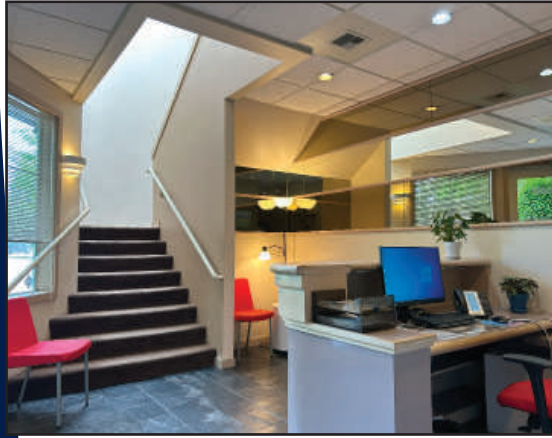


VII. Property Photo Gallery

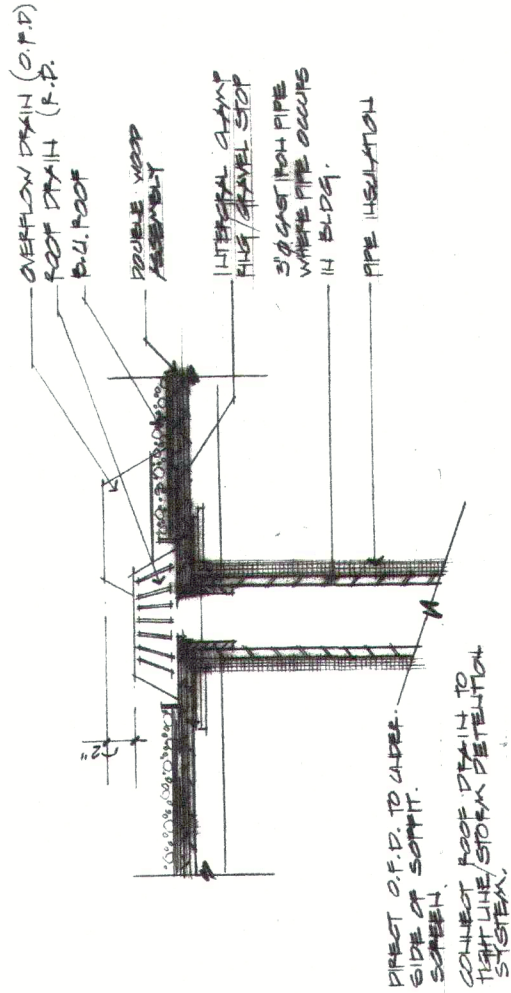
property photo gallery



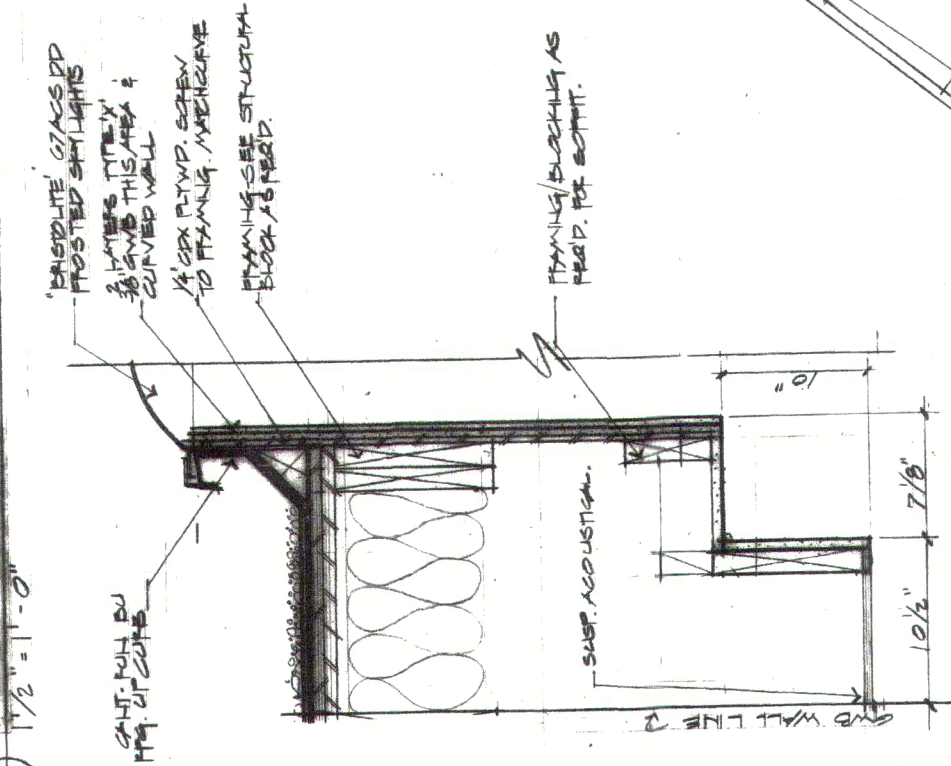
property photo gallery



VIII. Floor Plans



roof drain

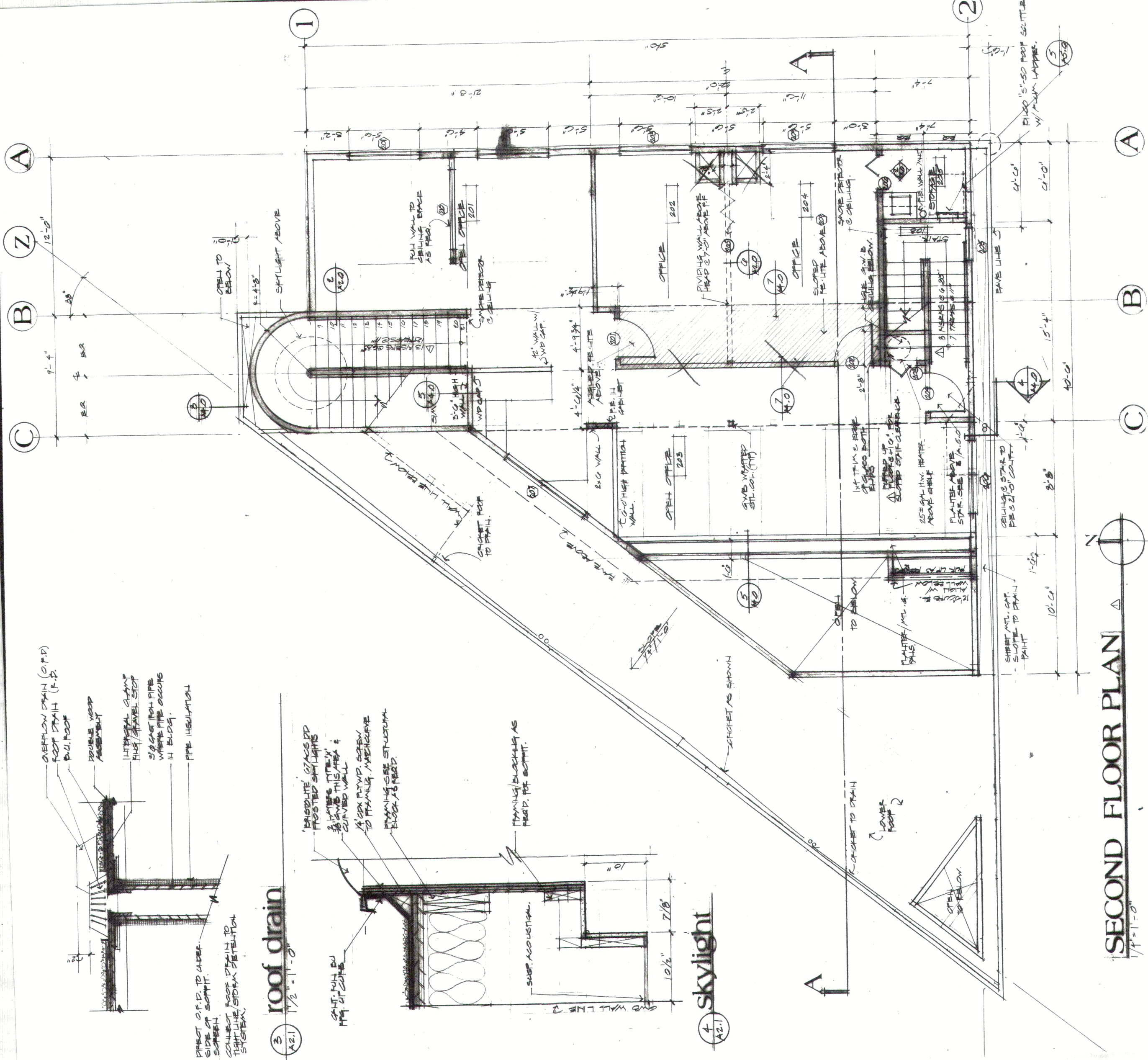


skylight

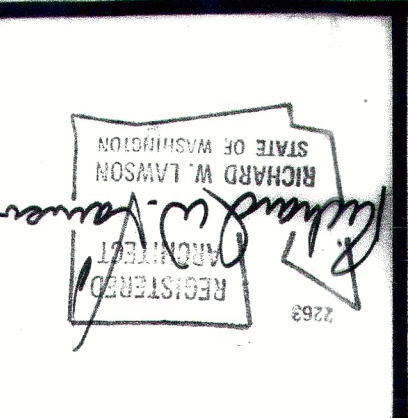
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SECOND FLOOR PLAN

1/4" = 1'-0"



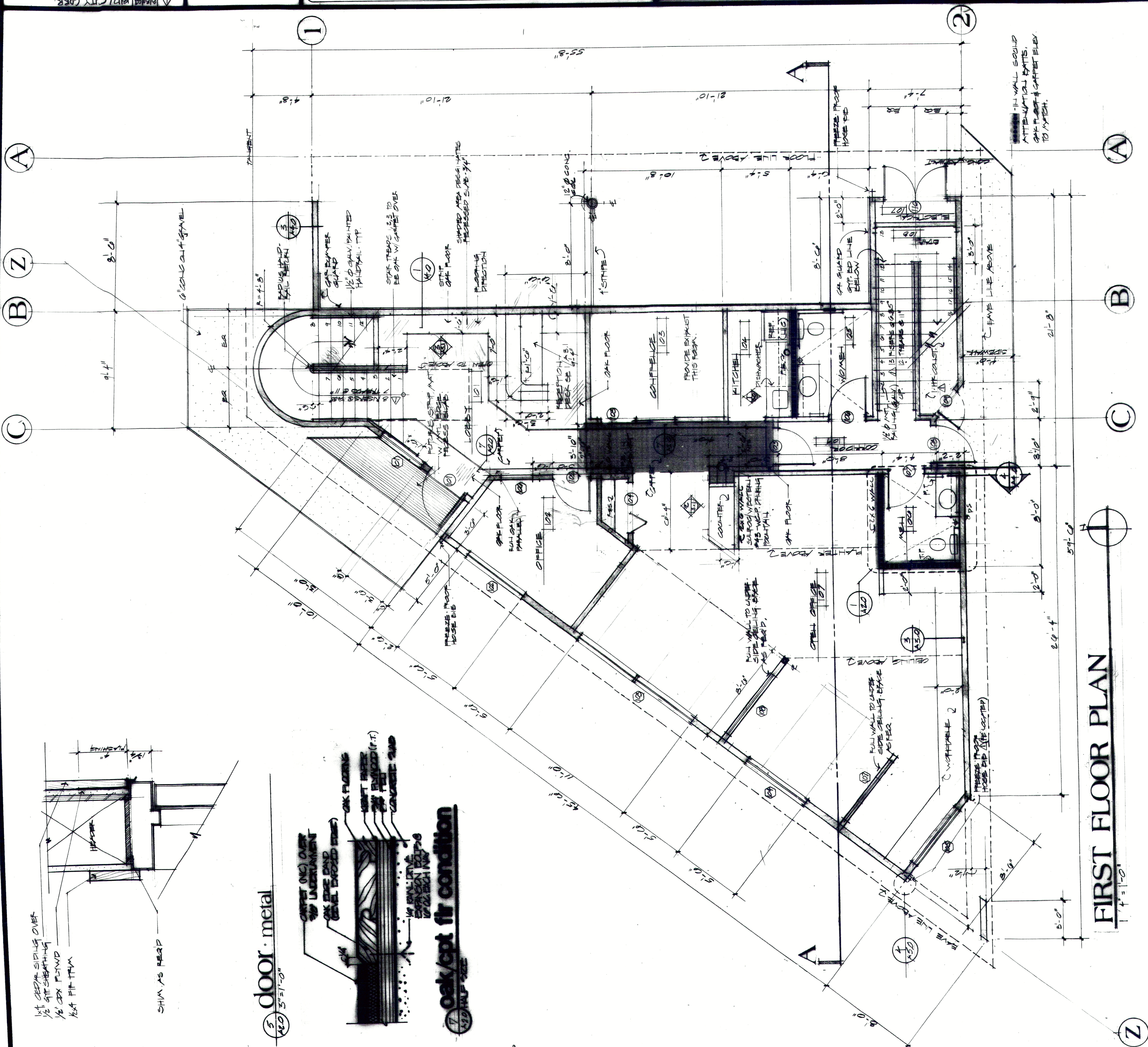
ISSUE DATE	DESCRIPTION



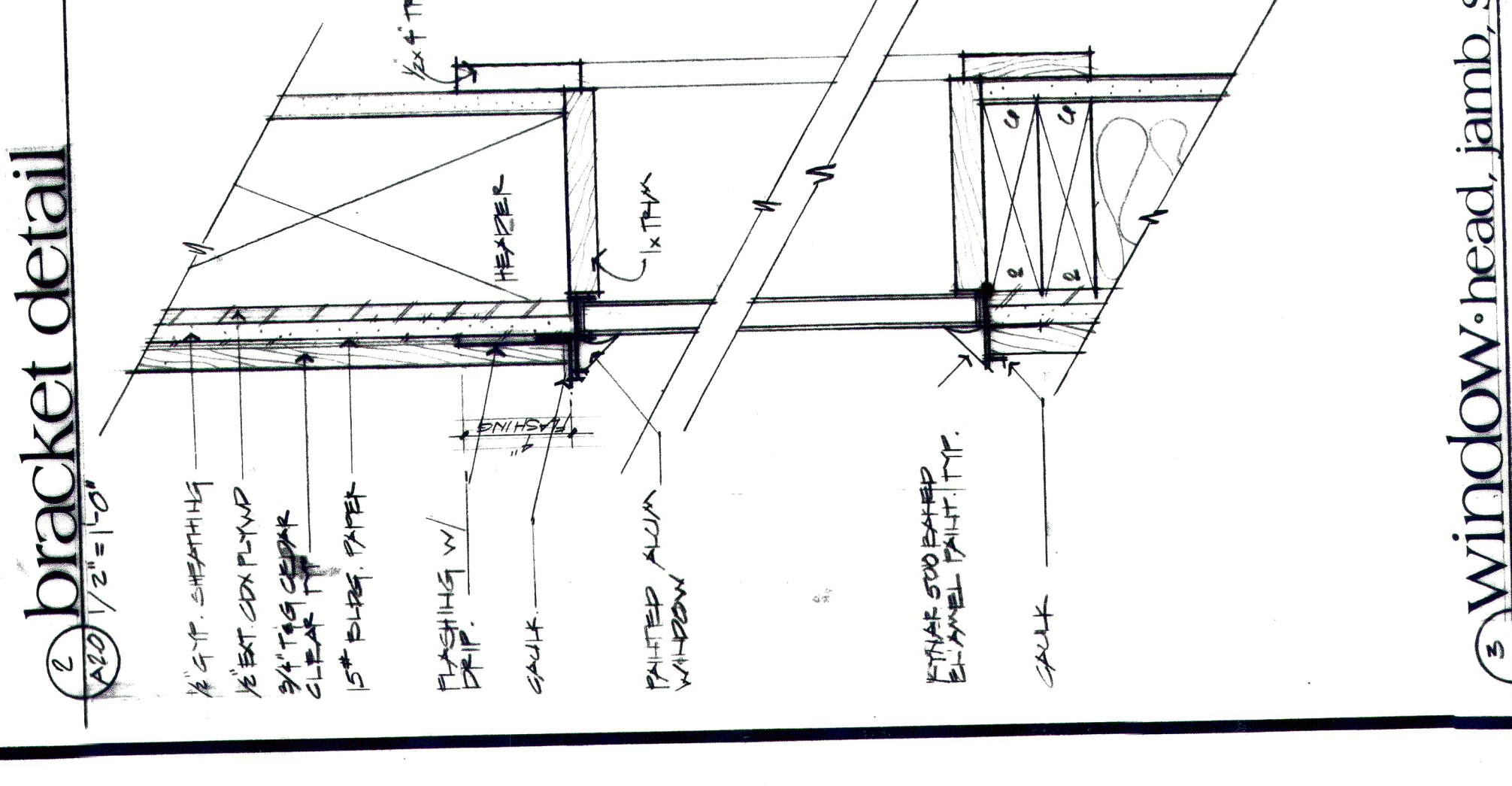
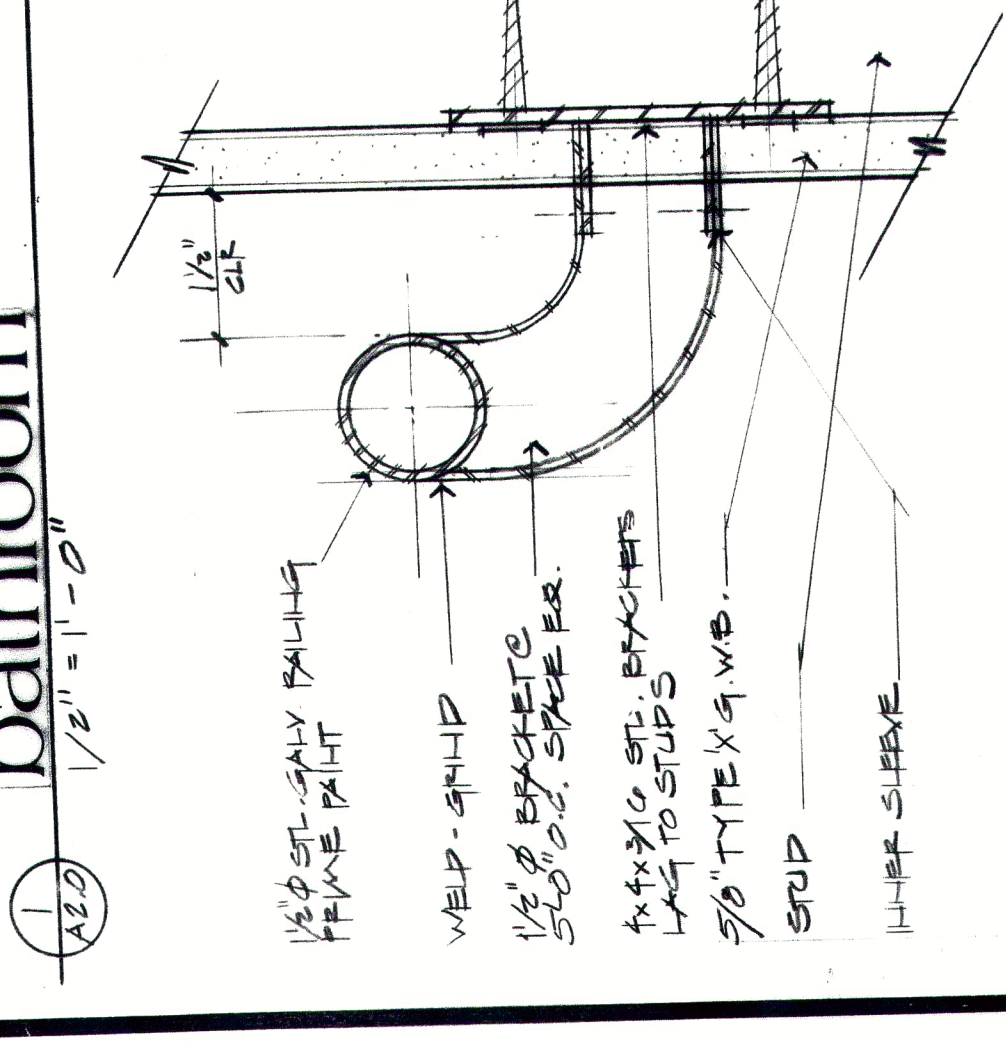
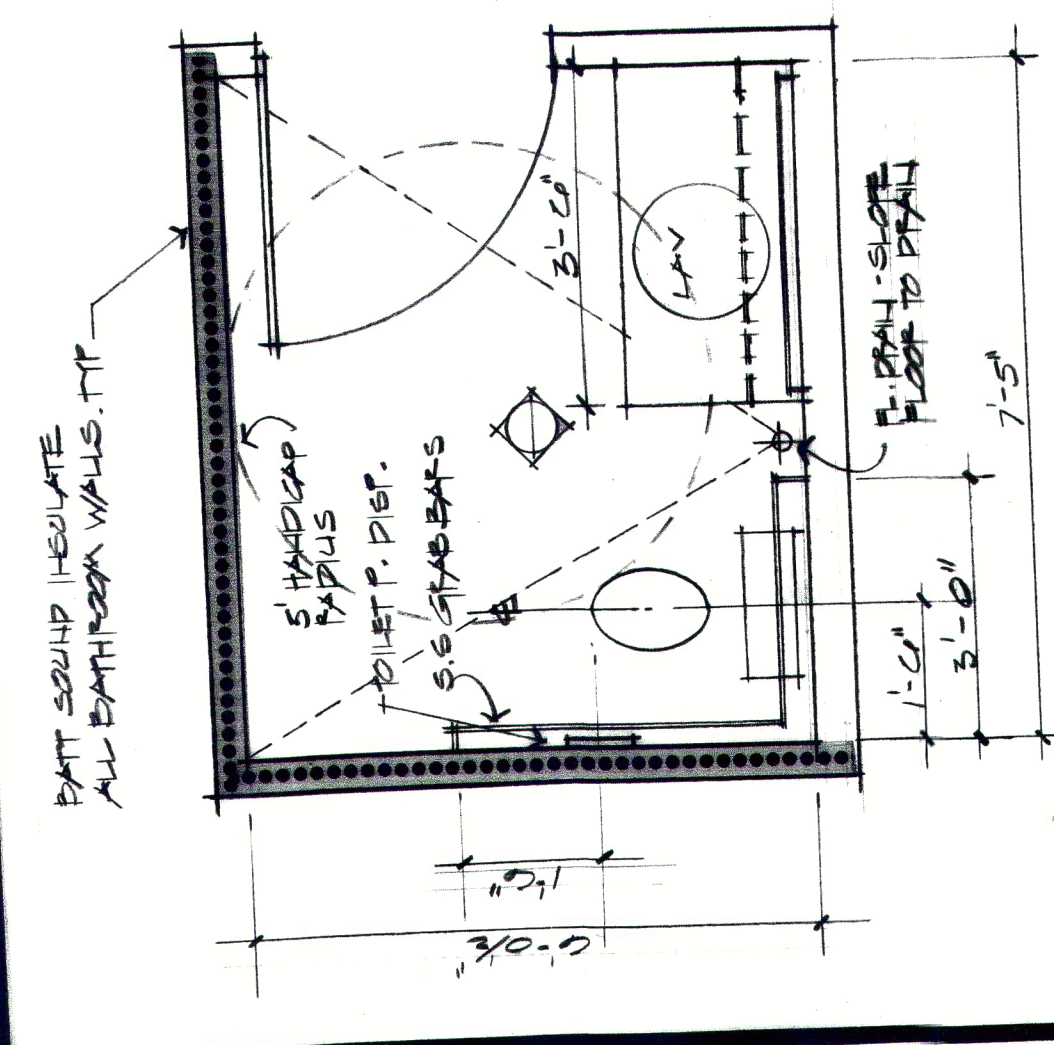
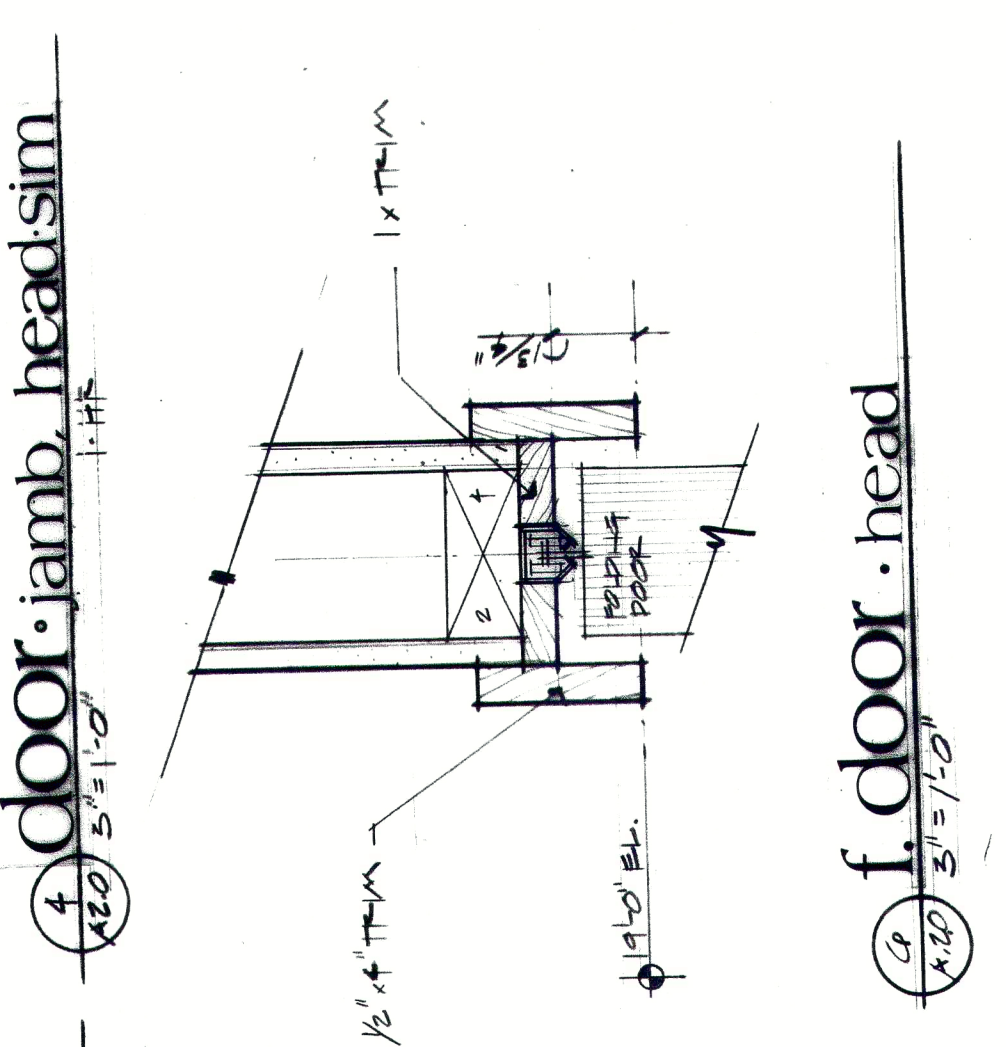
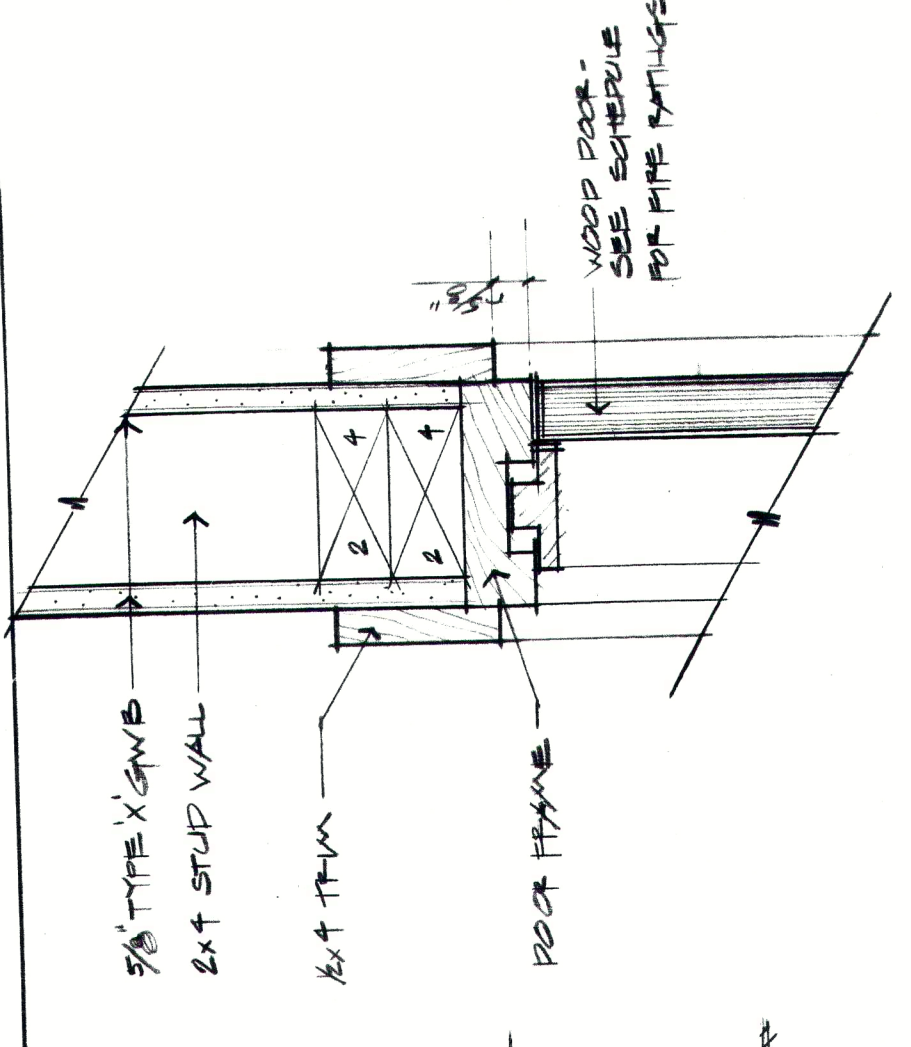
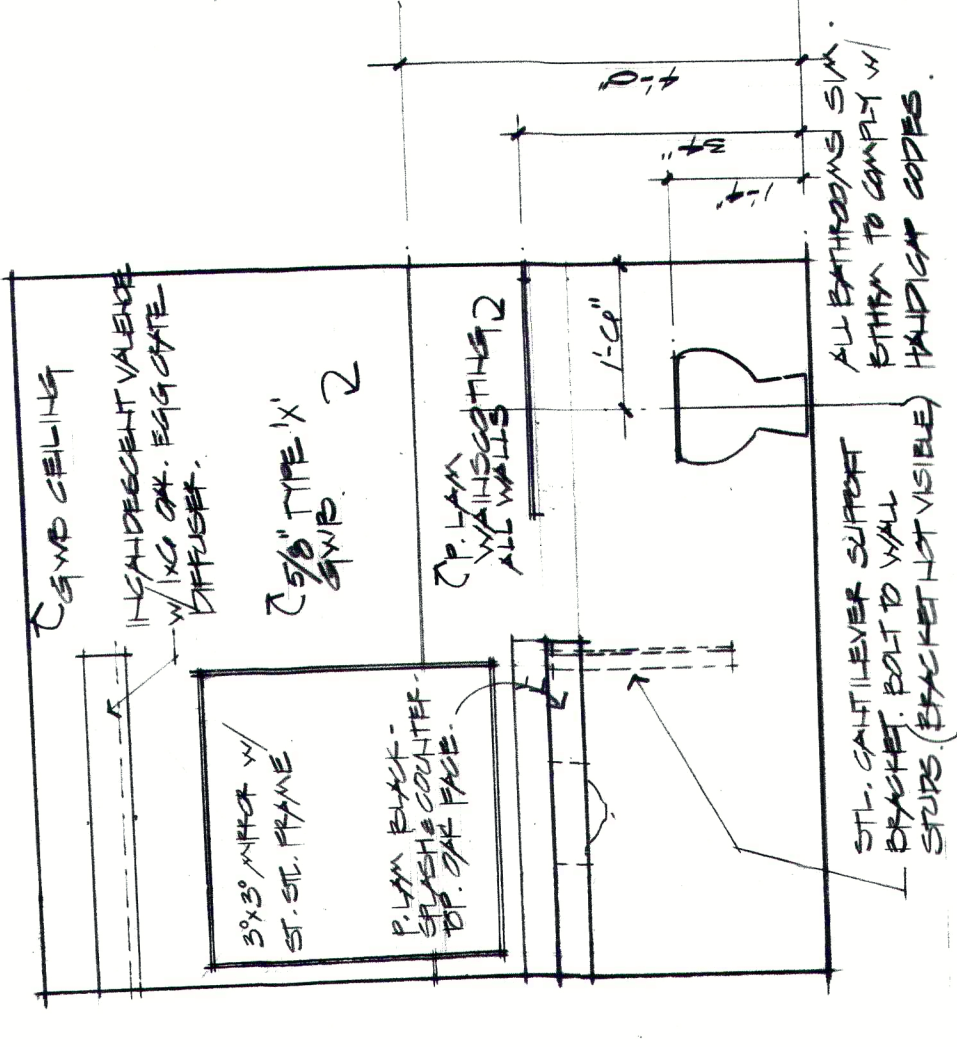
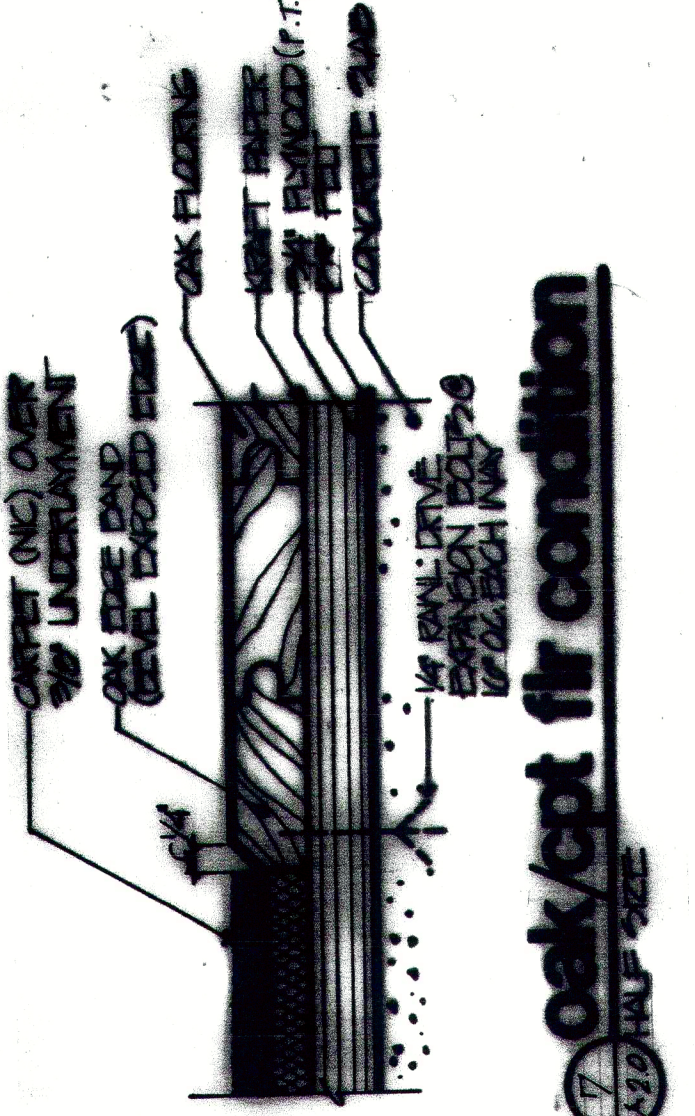
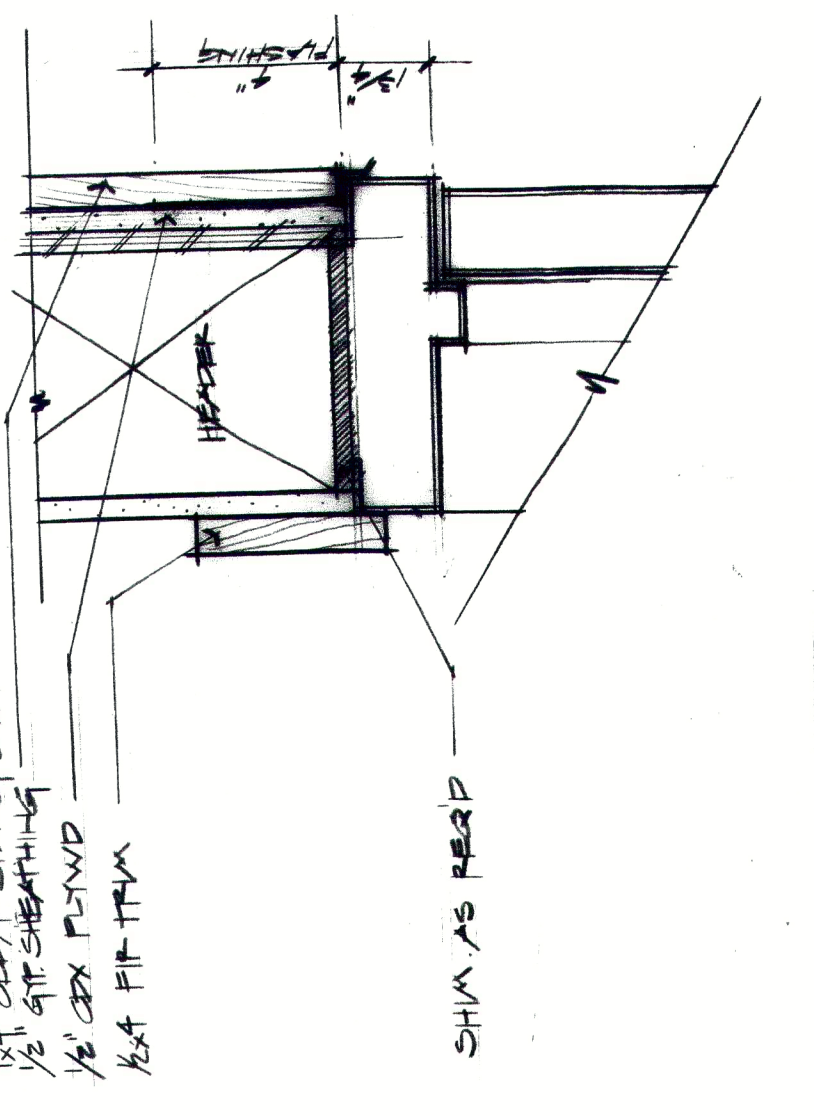
RICHARD LAWSON ARCHITECTS
 2021 MINOR AVENUE EAST
 SEATTLE, WA 98102 (206) 324-2414

WESTMINSTER WINDERMERE

2.0



FIRST FLOOR PLAN
 1/4" = 1'-0"



Return to Lawson

IX. Property Comparables



111 Sunset Avenue

111 Sunset Ave, Edmonds, WA 98020-4134

Sale Price: \$2,500,000.00

\$/Rentable SF:	\$443.89	Property Description
Date Sold:	02/01/2021	A 5,632 sf office building on a .16 acre lot by the Edmonds Ferry Terminal.
Research Confirmed:	10/27/2022	

Property Characteristics			
Total Building SF:	5,632 SF	Property Type:	Office
Total Building NRA:	5,632 SF	Property Subuse:	
Year Built/Year Renovated:	1969 / 2000	Market Area:	CBA Edmonds
# of Floors	2	Anchors/Tenants:	
Total Industrial SF:		Down Payment:	
Total Residential SF:		Dock High Doors:	
Total Office SF:	5,632 SF	Rail Doors:	
Total Retail SF:		Grade Level Doors:	
Total Lot SF:	6,970 SF	Min Clearance:	
Total Acres:	0.16 Acres	Max Clearance:	
# of Buildings:	1	Occupancy Type:	Multi-Tenant
Zoning:	BC	Office Class:	B
Total Parking:	13	Park Name:	

Sale & Financial Information			
Document		Gross Income:	
Number:	202102011153	Vacancy %:	
Sale Price:	\$2,500,000.00	Operating Expenses:	
\$/SF:	\$443.89	Net Operating Income:	
\$/Land Sf:	\$358.68	Cap Rate:	
Exchange:	No	Balance:	N/A
Days on Market:		Excise Tax:	\$58,305.00
Conditions of Sale:		Lender:	
		Financing Notes:	

Buyer & Seller Information			
Buyer	Edmonds Sunset, LLC Brad Decker & Christian Decker 117 E Louisa St #230 Seattle, WA 98102	Seller	Pacific Fast Mail, LLC

Notes: This parcel is zoned Community Business, City of Edmonds. Tax ID#: 00434401300200



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Thornton Creek Medical Dental Building

320 NE 97th St, Seattle, WA 98115

Sale Price: \$3,989,000.00

\$/Rentable SF:	\$556.50
Date Sold:	10/01/2021
Research Confirmed:	01/11/2024

Listing Agent

The Andover Company, Inc.
Brian Bruininks, CCIM

Property Description

Building is for sale or lease. Excellent opportunity to occupy approx. 60% of the building. Good cash flow from existing tenants. Available space is divisible to approx. 900 SF. Functional layout on upper floor suitable for professional office or medi

Property Characteristics

Total Building SF:	7,168 SF	Property Type:	Office
Total Building NRA:	7,168 SF	Property Subuse:	General
Year Built/Year Renovated:	1983 / 2000	Market Area:	CBA N. Seattle
# of Floors	2	Anchor/Tenants:	
Total Industrial SF:		Down Payment:	
Total Residential SF:		Dock High Doors:	
Total Office SF:	7,168 SF	Rail Doors:	
Total Retail SF:		Grade Level Doors:	
Total Lot SF:	20,137 SF	Min Clearance:	
Total Acres:	0.46 Acres	Max Clearance:	
# of Buildings:	1	Occupancy Type:	Multi-Tenant
Zoning:	NC3	Office Class:	B
Total Parking:	27	Park Name:	

Sale & Financial Information

Document		Gross Income:	\$180,800.00
Number:	20211001000148	Vacancy %:	\$0.00
Sale Price:	\$3,989,000.00	Operating Expenses:	
\$/SF:	\$556.50	Net Operating Income:	\$180,800.00
\$/Land Sf:	\$198.09	Cap Rate:	4.52
Exchange:	Yes	Balance:	N/A
Days on Market:	897	Excise Tax:	\$109,170.00
Conditions of Sale:	Located just south of Northgate Shopping Center, minutes from I-5; nearby amenities include Northgate Mall, Northgate Park & Ride, Seattle Athletic Club,	Lender:	
		Financing Notes:	Four-tenant building; 100% leased; 27 parking stalls; new light rail station four (4) blocks north; Seller needs to complete a 1031 tax-deferred exchange in order

Buyer & Seller Information

Buyer	Kraken Rink Link, LLC Tyler Abbott, Allison Hoberg, Alice Abbott 7918 Green Lake Drive North Seattle, WA 98103	Seller	Trismegistus Investments, LLC Michael Ramage
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Notes: This property was purchased as an investment opportunity. The building was fully leased at the time of the sale. Current tenants are Cairns DDS, AAA, Mindful Therapy, and Northwest Therapy. This parcel is zoned Neighborhood Commercial 3-75 (M), City of Seattle.



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The Malling Law Office Building

1860 NW 195th St, Shoreline, WA 98177

Sale Price: \$1,325,000.00

\$/Rentable SF: \$501.89
Date Sold: 04/29/2021
Research Confirmed: 10/25/2022

Property Description

A 2,640 sf office building on a .22 acre lot in Shoreline.

Listing Agent

Windermere Greenwood
Jack Malek

Buyer Broker

CORE Commercial Properties, Inc.
Gary Turner

Property Characteristics

Total Building SF:	2,640 SF	Property Type:	Office
Total Building NRA:	2,640 SF	Property Subuse:	
Year Built/Year Renovated:	1966 / 1990	Market Area:	CBA N. Seattle
# of Floors	1	Anchors/Tenants:	
Total Industrial SF:		Down Payment:	
Total Residential SF:		Dock High Doors:	
Total Office SF:	2,640 SF	Rail Doors:	
Total Retail SF:		Grade Level Doors:	
Total Lot SF:	9,557 SF	Min Clearance:	
Total Acres:	0.22 Acres	Max Clearance:	
# of Buildings:	1	Occupancy Type:	
Zoning:	NB	Office Class:	B
Total Parking:		Park Name:	

Sale & Financial Information

Document Number:	20210429000186	Gross Income:	
Sale Price:	\$1,325,000.00	Vacancy %:	
\$/SF:	\$501.89	Operating Expenses:	
\$/Land Sf:	\$138.64	Net Operating Income:	
Exchange:	No	Cap Rate:	
Days on Market:		Balance:	\$250,000.00
Conditions of Sale:		Excise Tax:	\$22,690.00
		Lender:	Sound Community Bank
		Financing Notes:	

Buyer & Seller Information

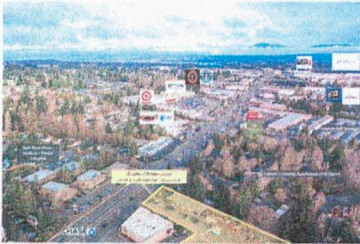
Buyer	Richmond Beach Veterinary Properties, LLC Mark Donovan, Jeb Mortimer et al 6857 Woodlawn Ave NE Seattle, WA 98115	Seller	Karl Malling
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Notes: This property was purchased by an owner user, a veterinarian. The property had two offers and was under contract after 28 days. This parcel is zoned Neighborhood Business, City of Shoreline. Confirmed by Jay Malek. Tax ID#: 0226039153 Prior Sale Price: 899000 Prior Document #: 20130726000942



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118 SE Everett Mall Way

118 SE Everett Mall Way, Everett, WA 98208

Sale Price: \$2,125,000.00

\$/Rentable SF: \$708.33
Date Sold: 02/28/2022
Research Confirmed: 03/10/2022

Property Description

Listing Agent

KW Everett
Gabriel Graumann, CCIM

Property Characteristics

Total Building SF:	3,000 SF	Property Type:	Office
Total Building NRA:	3,000 SF	Property Subuse:	General
Year Built/Year Renovated:	1982 / 2021	Market Area:	CBA Mukilteo
# of Floors	1	Anchors/Tenants:	
Total Industrial SF:		Down Payment:	
Total Residential SF:		Dock High Doors:	
Total Office SF:	3,000 SF	Rail Doors:	
Total Retail SF:		Grade Level Doors:	
Total Lot SF:	17,424 SF	Min Clearance:	
Total Acres:	0.40 Acres	Max Clearance:	
# of Buildings:	1	Occupancy Type:	Single-Tenant
Zoning:	C1	Office Class:	B
Total Parking:	30	Park Name:	

Sale & Financial Information

Document Number:	202202280051	Gross Income:	\$126,001.00
Sale Price:	\$2,125,000.00	Vacancy %:	
\$/SF:	\$708.33	Operating Expenses:	
\$/Land Sf:	\$121.96	Net Operating Income:	\$126,000.00
Exchange:	No	Cap Rate:	6
Days on Market:	49	Balance:	N/A
Conditions of Sale:	Sale-Leaseback Opportunity with strong local builder. A 3,000 sf office/retail building was fully renovated in 2021, providing a solid blend of private offices,	Excise Tax:	\$46,118.00
		Lender:	
		Financing Notes:	Sale-Leaseback Opportunity with strong local builder. A 3,000 sf office/retail building was fully renovated in 2021, providing a solid blend of private offices,

Buyer & Seller Information

Buyer	Everett 118, LLC Brian Hicks 118 Southeast Everett Mall Way Everett, WA 98208	Seller	118 SE Everett Mall Way LLC Trevor Johnson & Aaron Mounsey
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Notes: This transaction was a multi-parcel sale. Parcel #00396900000100 is a .4 acre lot with a 3000 sf office/retail building. Parcel #00396900000400 is a .31 acre lot. Parcel #00396900000500 is a .36 acre lot. These parcels are zoned General Commercial, City of Everett.



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206-850-9200





23713 Edmonds Way

23713 Edmonds Way, Edmonds, WA 98026

Sale Price: \$1,200,000.00

\$/Rentable SF:	\$457.49	Property Description
Date Sold:	10/22/2021	
Research Confirmed:	01/28/2022	

Property Characteristics

Total Building SF:	2,623 SF	Property Type:	Office
Total Building NRA:	2,623 SF	Property Subuse:	Medical/Dental
Year Built/Year Renovated:	1996	Market Area:	CBA Edmonds
# of Floors	1	Anchor/Tenants:	
Total Industrial SF:		Down Payment:	
Total Residential SF:		Dock High Doors:	
Total Office SF:	2,623 SF	Rail Doors:	
Total Retail SF:		Grade Level Doors:	
Total Lot SF:	13,504 SF	Min Clearance:	
Total Acres:	0.31 Acres	Max Clearance:	
# of Buildings:	1	Occupancy Type:	Single-Tenant
Zoning:	BC	Office Class:	B
Total Parking:		Park Name:	

Sale & Financial Information

Document		Gross Income:	
Number:	202110280667	Vacancy %:	
Sale Price:	\$1,200,000.00	Operating Expenses:	
\$/SF:	\$457.49	Net Operating Income:	
\$/Land Sf:	\$88.86	Cap Rate:	
Exchange:		Balance:	N/A
Days on Market:		Excise Tax:	\$20,465.00
Conditions of Sale:		Lender:	Heritage Bank
		Financing Notes:	A dental office on a .31 acre lot along Edmonds Way.

Buyer & Seller Information

Buyer	OEE 23713 LLC Howard Jue 23713 Edmonds Way Edmonds, WA 98026	Seller	Othodontics Exclusively Building, LLC
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Notes: The buyer has two loans from Heritage Bank. The 1st loan is for \$611,500 and the 2nd loan is for \$489,200. This parcel is zoned Community Business, City of Edmonds.



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Edmonds Medical Center

7614 195th St SW, Edmonds, WA 98026

Sale Price: \$2,300,000.00

\$/Rentable SF: \$319.93
Date Sold: 04/19/2021
Research Confirmed: 10/25/2022

Property Description

A multi-tenant medical office building on a .52 acre lot in Edmonds.

Listing Agent

Windermere - Shoreline

Thomas Luehmann

Buyer Broker

SRE

Jordan Springer

Property Characteristics

Total Building SF:	7,189 SF	Property Type:	Office
Total Building NRA:	7,189 SF	Property Subuse:	
Year Built/Year Renovated:	1980 / 2010	Market Area:	CBA Edmonds
# of Floors	2	Anchors/Tenants:	
Total Industrial SF:		Down Payment:	
Total Residential SF:		Dock High Doors:	
Total Office SF:	7,189 SF	Rail Doors:	
Total Retail SF:		Grade Level Doors:	
Total Lot SF:	22,651 SF	Min Clearance:	
Total Acres:	0.52 Acres	Max Clearance:	
# of Buildings:	1	Occupancy Type:	
Zoning:	RM 2.4	Office Class:	B
Total Parking:	18	Park Name:	

Sale & Financial Information

Document		Gross Income:	\$189,626.00
Number:	202104190812	Vacancy %:	\$0.00
Sale Price:	\$2,300,000.00	Operating Expenses:	
\$/SF:	\$319.93	Net Operating Income:	\$133,938.00
\$/Land Sf:	\$101.54	Cap Rate:	5.82
Exchange:	No	Balance:	\$1,725,500.00
Days on Market:		Excise Tax:	\$51,805.00
Conditions of Sale:		Lender:	Bank of the West
		Financing Notes:	

Buyer & Seller Information

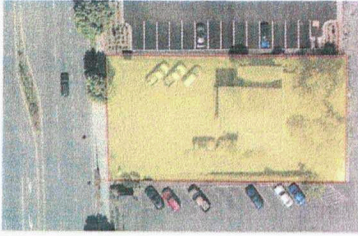
Buyer	SVReal LLC	Seller	Edmonds Medical Center, LLC
	Marc Stubbs & Munikumar Vimawala		
	17338 20th Ave NW		
	Shoreline, WA 98177		

Notes: This property was purchased as an investment opportunity. This parcel is zoned Multiple Residential 2.4, City of Edmonds. Confirmed by Tom Luehmann. Tax ID#: 00530600100100 Prior Sale Price: 1930000 Prior Document #: 200512080641



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Aurora Vision Center

14926 Aurora Ave N, Seattle, WA 98133

Sale Price: \$1,750,000.00

\$/Rentable SF:	\$403.41	Property Description
Date Sold:	06/16/2023	
Research Confirmed:	07/07/2023	
Listing Agent		
CORE Commercial Properties, Inc.		
Vince Vonada		

Property Characteristics

Total Building SF:	4,338 SF	Property Type:	Retail
Total Building NRA:	4,338 SF	Property Subuse:	Mixed Use
Year Built/Year Renovated:	1980 / 1990	Market Area:	CBA N. Seattle
# of Floors	2	Anchor/Tenants:	
Total Industrial SF:	1,890 SF	Down Payment:	
Total Residential SF:		Dock High Doors:	
Total Office SF:	912 SF	Rail Doors:	
Total Retail SF:	1,536 SF	Grade Level Doors:	2
Total Lot SF:	15,246 SF	Min Clearance:	
Total Acres:	0.35 Acres	Max Clearance:	
# of Buildings:	1	Occupancy Type:	Single-Tenant
Zoning:	MB	Office Class:	B
Total Parking:	0	Park Name:	

Sale & Financial Information

Document		Gross Income:	
Number:	20230616000829	Vacancy %:	
Sale Price:	\$1,750,000.00	Operating Expenses:	
\$/SF:	\$403.41	Net Operating Income:	
\$/Land Sf:	\$114.78	Cap Rate:	
Exchange:	Yes	Balance:	N/A
Days on Market:	402	Excise Tax:	\$33,518.00
Conditions of Sale:	Well located 3 story building, or redevelopment site. Suitable for owner/user, lease, or redevelopment.		
		Lender:	Coastal Community Bank
		Financing Notes:	

Buyer & Seller Information

Buyer	Joseph & Melissa Irons Joseph & Melissa Irons 15304 Ashworth Avenue North Shoreline, WA 98133	Seller	Paul & Sun Min Paul & Sun Min
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Notes: This parcel is zoned Mixed Business, City of Shoreline.



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