

BUILDING/LAND/BUSINESS
SHORELINE FAMILY AUTO
15544 AURORA AVENUE N SEATTLE
WA 98133

\$6,300,000

0.61 Acres (26,647 SqFt)



LAND VALUE AT \$225 PER SQUARE FOOT, WAY BELOW MARKET PRICE. AND AN INCOME PRODUCING PROPERTY. WITH A POSSIBLE TENANTS LEASE BACK ON THE PROPERTY



TITLE ORDER NUMBER IS 23001252-SC

PRIME LOCATION: BENEFIT FROM HIGH FOOT TRAFFIC AND EASY ACCESSIBILITY.

WHETHER YOU'RE AIMING TO ESTABLISH A THRIVING RETAIL OUTLET, AN INNOVATIVE TECH STARTUP, A COZY CAFE, OR ANY OTHER BUSINESS ENDEAVOR, 15544 AURORA AVE N PROVIDES VERSATILE SPACES THAT CAN BE TAILORED TO YOUR SPECIFIC NEEDS. WITH AN ARRAY OF ROOM LAYOUTS AND SIZES, YOU'LL HAVE THE FREEDOM TO DESIGN A SPACE THAT PERFECTLY ALIGNS WITH YOUR VISION.

SITUATED IN THE HEART OF SHORELINE, EXCELLENT VISIBILITY AND ACCESSIBILITY, MAKING IT A HOTSPOT FOR BOTH LOCAL RESIDENTS AND VISITORS. ITS PROXIMITY TO MAJOR ROADS, PUBLIC TRANSPORTATION, AND BUSTLING COMMERCIAL HUBS ENSURES A STEADY STREAM OF POTENTIAL CUSTOMERS AND CLIENTS.

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Information presented was compiled from data furnished by the owner and/or other sources deemed reliable; accuracy is not guaranteed. Prospective purchasers should verify all such information on their own behalf, or have information verified by their own attorney, accountant or business advisor.





POSITIONED IN A SCENIC AND ACCESSIBLE AREA, SHORELINE BENEFITS FROM REGULAR LOCAL AND TOURIST TRAFFIC. THE LOCATION ADDS TO THE CONVENIENCE FOR RESIDENTS AND TRAVELERS, WITH POTENTIAL FOR EXPANDING MARKETING REACH AND INCREASING CUSTOMER VISITS

SHORELINE'S SUCCESS IS BACKED BY A SOLID FINANCIAL HISTORY, WITH STRONG REVENUE AND CONSISTENT CUSTOMER RETENTION RATES. ITS PREDICTABLE CASH FLOW MAKES IT A SECURE INVESTMENT, WITH POTENTIAL FOR FURTHER PROFITABILITY THROUGH TARGETED MARKETING AND SERVICE EXPANSION.

KNOWN AS A RELIABLE, FAMILY-FRIENDLY BUSINESS, SHORELINE HAS BECOME A GO-TO AUTO CARE PROVIDER, WITH CUSTOMERS RETURNING YEAR AFTER YEAR FOR EVERYTHING FROM ROUTINE MAINTENANCE TO CAR PURCHASES.

REPRESENTS AN ESTABLISHED, PROFITABLE BUSINESS WITH A STRONG FOUNDATION AND LOYAL CUSTOMER BASE.

SHORELINE HAS DEVELOPED A TRUSTED, FAMILY-FRIENDLY BRAND THAT RESONATES WITH THE LOCAL COMMUNITY, CREATING A SOLID FOUNDATION FOR CONSISTENT BUSINESS

SHORELINE IS KNOWN FOR ITS CURATED SELECTION OF DEPENDABLE PRE-OWNED VEHICLES AND SKILLED, ASE-CERTIFIED TECHNICIANS. THESE HIGH STANDARDS HAVE FOSTERED A CUSTOMER BASE THAT VALUES QUALITY, HELPING MAINTAIN SALES VOLUME AND SERVICE DEMAND EVEN THROUGH MARKET FLUCTUATIONS.

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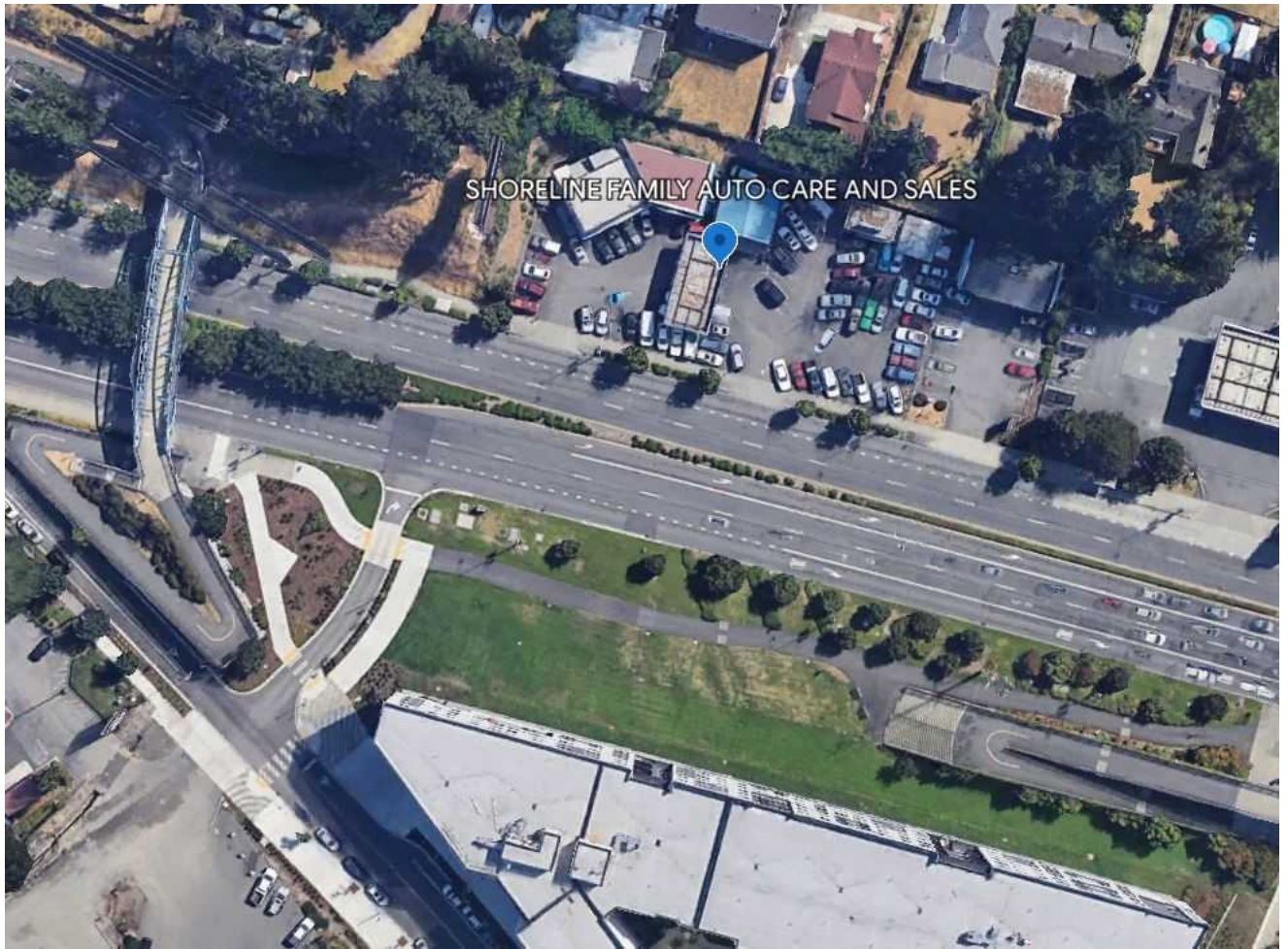


BUILDING/LAND/BUSINESS SHORELINE FAMILY AUTO





SHORELINE FAMILY AUTO CARE AND SALES



Financials

Sales	2020	2021	2022
Gross Sales	\$ 1,242,319.00	\$ 1,385,869.00	\$1,229,668.17
Net Income	\$ 418,482.46	\$ 367,342.18	\$ 294,396.89
Owners Salary	\$ 51,100.00	\$ 161,000.00	\$ 144,000.00
Health Care	\$ 24,068.81	\$ 77,985.41	\$ 65,847.90
Employee benefits	\$ 43,351.00		
SDIE	\$ 537,002.27	\$ 606,327.59	\$ 504,244.79
Owners Lease rate	\$ 48,000.00	\$ 44,000.00	\$ 44,000.00

King County Parcel Information

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King County Parcel Information



Parcel Information

Parcel: 6885900010
Site Address: 15544 Aurora Ave N
Shoreline WA 98133
Owner: Harb, Hwayda
Harb, Sona
22502 60th Ave W
Mountlake Terrace WA 98043
Twn/Range/Section: 26N / 04E / 16 / NE
Parcel Size: 0.61 Acres (26,647 SqFt)
Plat/Subdivision: Powells Trs
Plat Volume/Page: 18 / 96
Lot: 2-3-4-5
Block: 1
Census Tract/Block: 021000 / 4014
Waterfront:
Waterfront Access Rights: false
Frontage Feet:
Levy Code: 2263
Levy Rate: 9.6796 (2023)
Total Value: \$1,866,200.00 (2023)
Total Land Value: \$1,665,200.00
Total Impr Value: \$1,000.00
Taxable Value: \$1,666,200.00

Tax Information

Tax Year	Annual Tax
2023	\$21,910.10
2022	\$22,234.12
2021	\$23,938.76

Legal

POWELLS 1/4-ACRE TRS LESS ST HWY # 1

Land

Land Use: 186 - Service Station	Zoning: Shoreline-MB - Mixed Business	Map Grid: 504-J1
Sewer: PUBLIC	View:	Water: PUBLIC
Watershed: 1711001204 - Lower Sammamish River	Neighborhood: 14-80	Recreation:
School District: Shoreline	Primary School: Parkwood Elementary	Middle School: Albert Einstein Middle School
High School: Shorewood High School		

Improvement

Year Built: 1955 (1980)	Total Units:	Building Name: SHORELINE FAMILY AUTO CARE AND SALES
Stories: 1	Bedrooms:	Bathrooms:
Full Baths:	3/4 Baths:	Half Baths:
Fin SqFt: 2,365	Bsmt Fin/Unfin:	Basement Desc:
Buildings: 3	Condition:	Fireplace:
Garage SqFt:	Carport SqFt:	Heat: FORCED AIR UNIT
Deck SqFt:	Porch SqFt:	Patio SqFt:



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Transfer Information

Rec. Date: 01/21/2020	Sale Price: \$382,837.00	Doc Num: 20200121000212	Doc Type: Deed
Owner: Hwayda Harb		Grantor: HARB VIOLET	
Orig. Loan Amt:		Title Co: ATTORNEY ONLY	
Finance Type:	Loan Type:	Lender:	

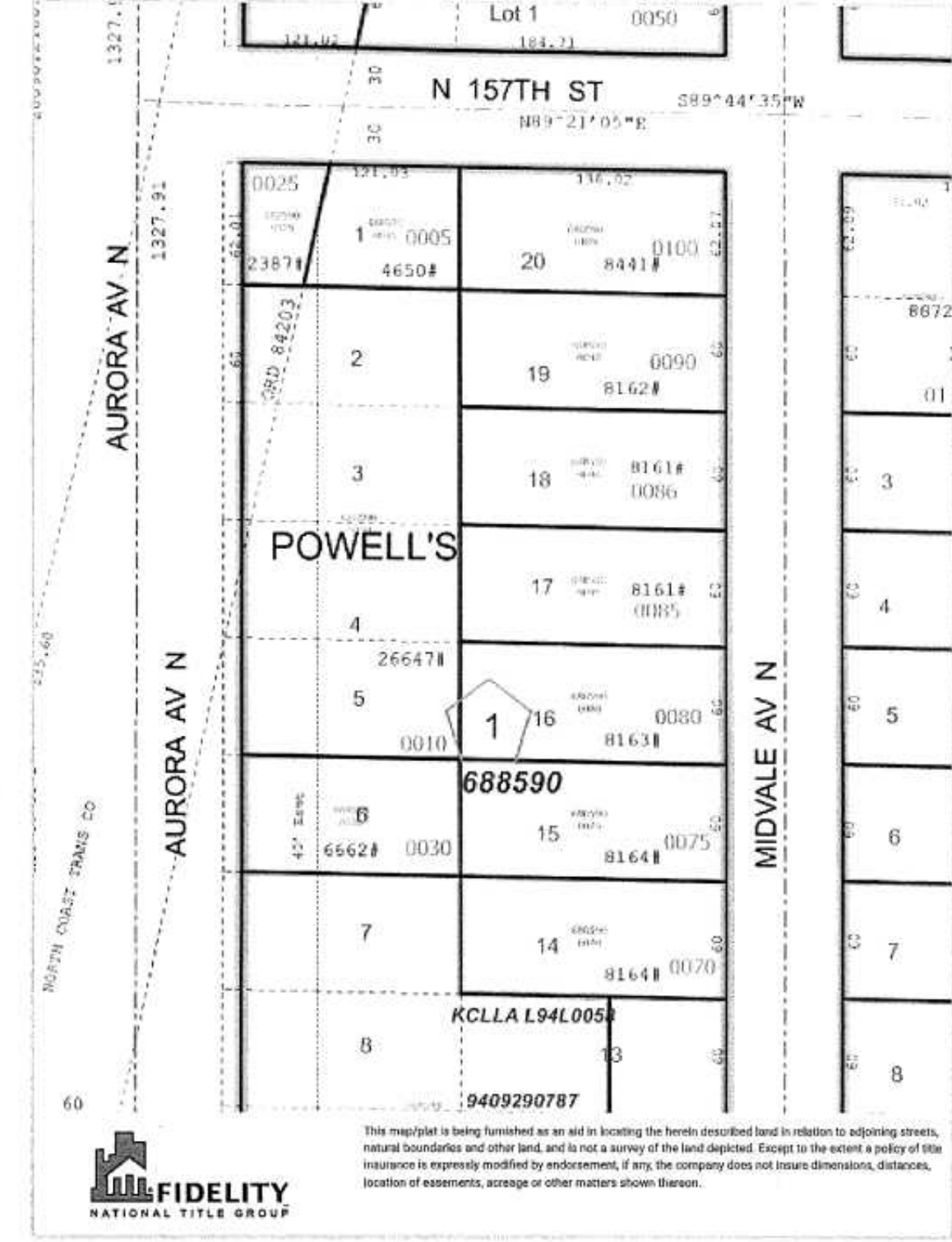
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Port Townsend

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King, WA - geoAdvantage by Sentry Dynamics



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