



## BUILDING / LAND / BUSINESS

Located in the heart of Shoreline, this beautiful location can support a new development, the existing and flourishing business, or transform the current infrastructure into the business of your dreams.

### HIGHLIGHTS

#### CAP rate of 8.8%

With current business net of almost 600k /yr

#### 26,647 SF lot

Keep existing business or develop something new

#### Endless Possibilities

Zoned for Mixed-Use Commercial

#### On Busy Thoroughfare

Aurora Ave N is the main Arterial through N Seattle

#### Surrounded By Green Space

Your development can harness the surrounding beauty

#### Infrastructure Ready - 2 businesses on lot

Established utilities already accessible

CONRAD A TOPACIO 206.669.0576 | [conrad@vantageSeattle.com](mailto:conrad@vantageSeattle.com)

CARRIE FIELD TOPACIO 206.910.8838 | [carrie@vantageSeattle.com](mailto:carrie@vantageSeattle.com)

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**Shoreline Family Auto**  
**15544 Aurora Ave N, Seattle, WA 98133**

TITLE ORDER #23001252-SC

# Shoreline Family Auto 15544 Aurora Ave N

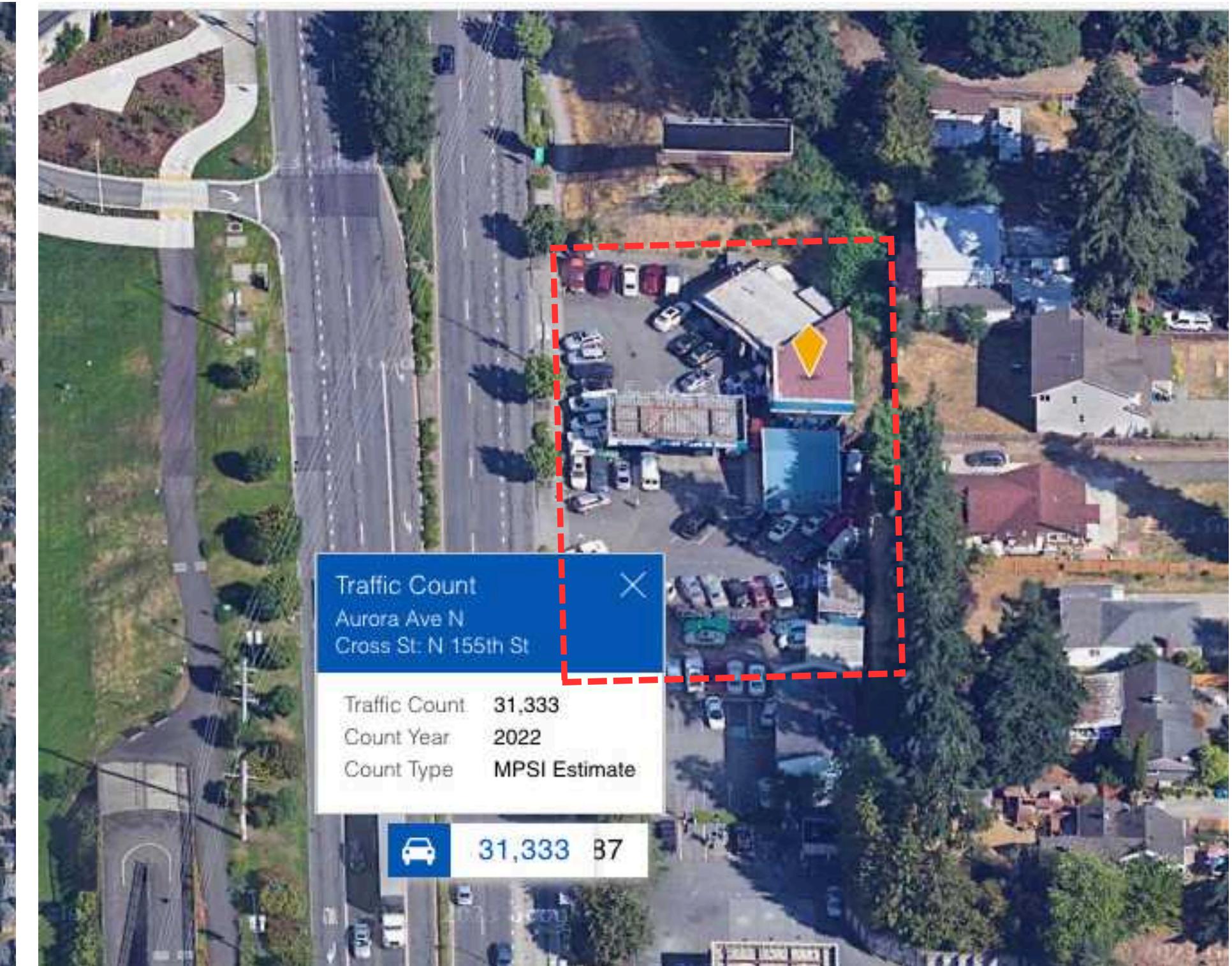


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REALTY

## EXISTING BUSINESS

Positioned in a scenic and accessible area, Shoreline Family Auto is in a great location for convenience to both residents and travelers, with potential for expanding market reach and increasing customer visits.

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.

Shoreline Family Auto'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. One of current owners willing to stay on as employee.

Sales	2020	2021	2022	2023	2024
Gross Sales	\$1,242,320	\$1,341,869	\$1,185,669	\$1,294,742	\$1,313,104
SDEI *	\$537,227	\$598,450	\$484,127	\$519,649	\$564,997
*Owner's Salary	\$75,069	\$161,000	\$144,000	\$144,000	\$144,000
*Rental Income	\$48,000	\$44,000	\$45,000	\$45,000	\$32,000

Full Infrastructure and Fixtures List [HERE](#)



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**26,647 SF AVAILABLE - land**

**Existing Buildings have  
2365 SF of rentable space**

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.

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**26,647 SF  
AVAILABLE**

Situated in the heart of Shoreline, with 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.

**Phase 1  
completed 2000**

**Additional rental  
income from  
tenant \$45,000  
per year.**

**Existing Buildings  
have 2365 SF  
of rentable space**

## 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:

### 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 / 18 / 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: \$1,865,200.00  
Total Impr Value: \$1,000.00  
Taxable Value: \$1,866,200.00

#### 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

8/9/23, 11:21 AM

King, WA - geoAdvantage by Sentry Dynamics

#### Transfer Information

Rec. Date: 01/21/2020	Sale Price: \$362,637.00	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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## Phase 1 completed 2000

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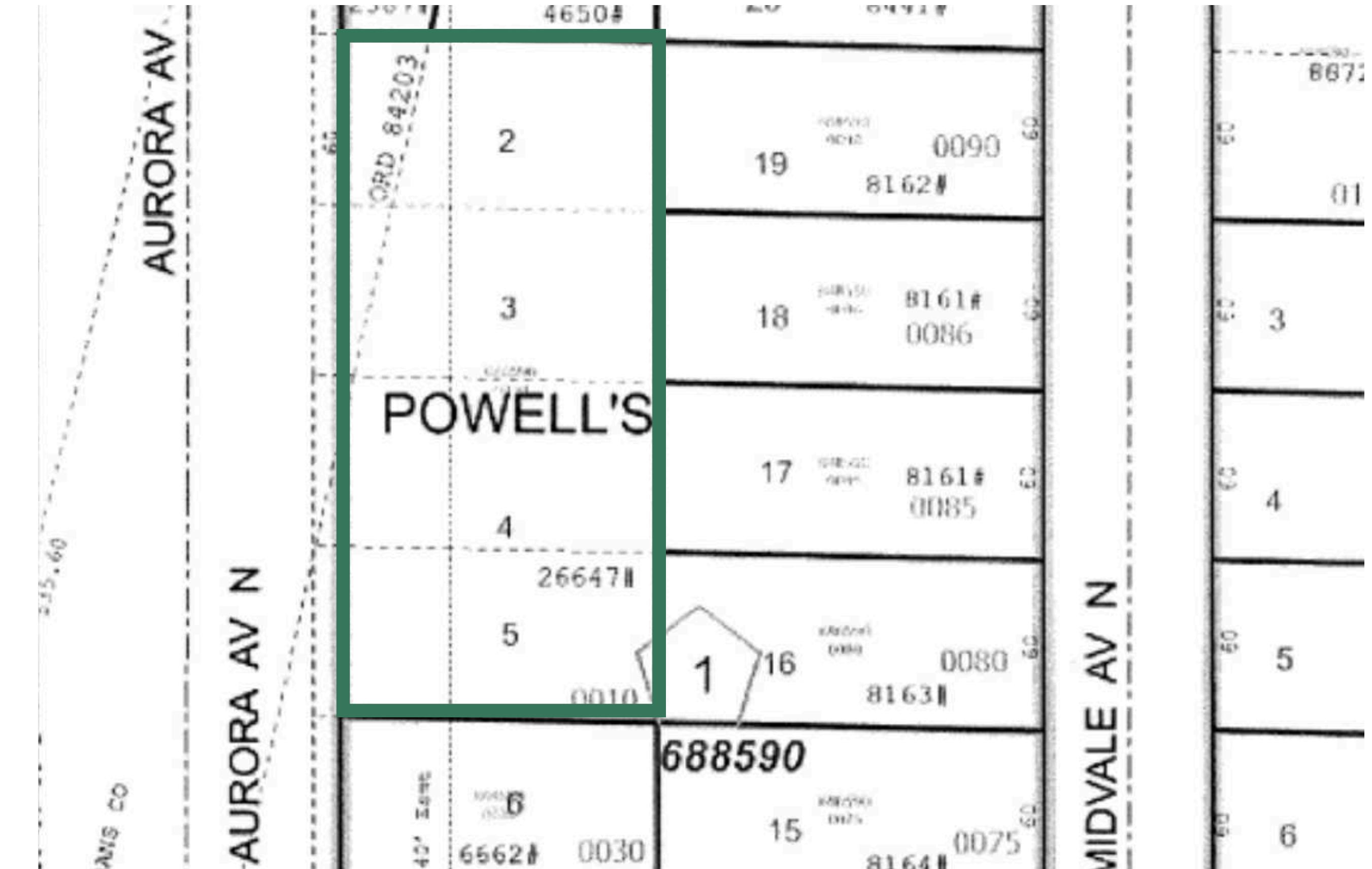
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26,647 SF  
AVAILABLE

TITLE ORDER  
#23001252-SC  
15544 AURORA AVE N

Phase 1  
completed 2000



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