



## Shoreline Family Auto

15544 Aurora Ave N, Seattle, WA 98133

TITLE ORDER #23001252-SC

## 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.

**\$6,400,000**

SBA on Approved Credit

### 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

CARRIE FIELD TOPACIO 206.910.8838 | carrie@vantageseattle.com

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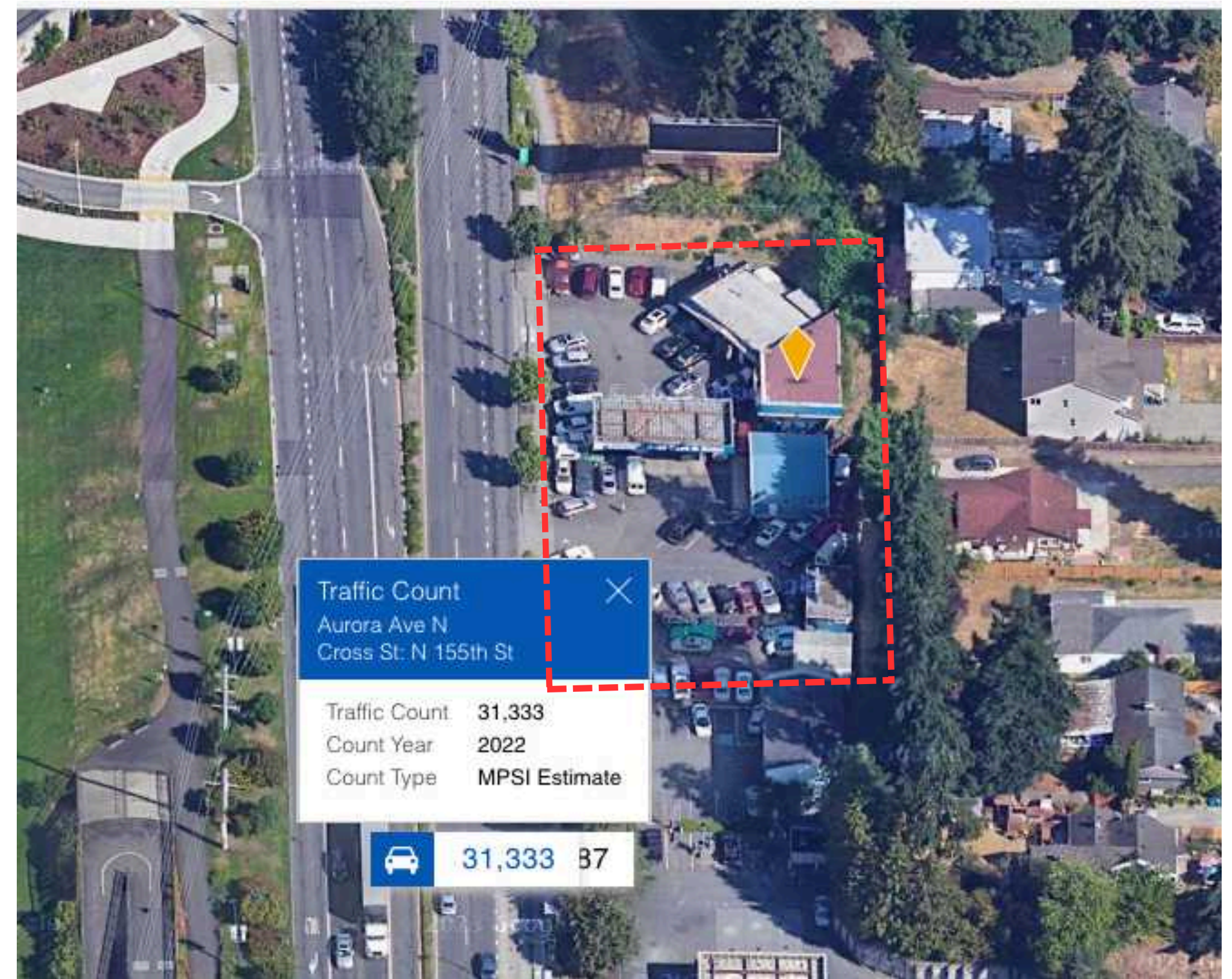
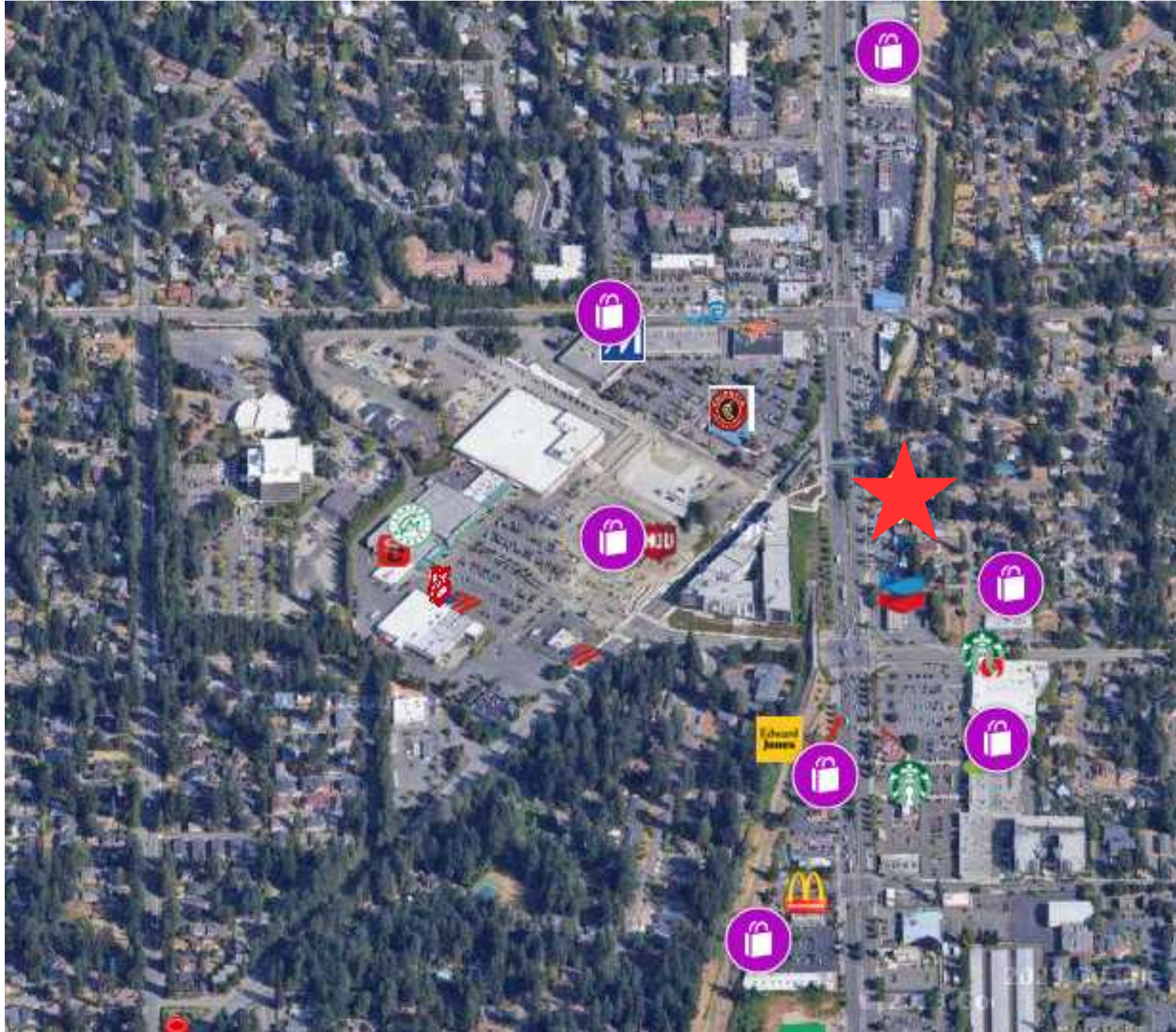
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EXISTING  
BUSINESS

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 * <small>*inclusive of owner’s salary and Rental income</small>	\$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](#)





**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
Sewer:	PUBLIC	View:
Watershed:	1711001204 - Lower Sammamish River	Neighborhood: 14-80
School District:	Shoreline	Primary School: Parkwood Elementary
High School:	Shorewood High School	Middle School: Albert Einstein Middle School
Improvement		
Year Built:	1955 (1980)	Total Units:
Stories:	1	Bedrooms:
Full Baths:		3/4 Baths:
Fin SqFt:	2,365	Bsmt Fin/Unfin:
Buildings:	3	Condition:
Garage SqFt:		Carport SqFt:
Deck SqFt:		Porch SqFt:
		Building Name: SHORELINE FAMILY AUTO CARE AND SALES
		Bathrooms:
		Half Baths:
		Basement Desc:
		Fireplace:
		Heat: FORCED AIR UNIT
		Patio SqFt:

26,647 SF  
of LAND  
AVAILABLE

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

