



Windermere
COMMERCIAL

OFFERING MEMORANDUM

Step Outside Mixed Use Building

101 - 107 S. 1st STREET • LA CONNER, WA 98257



OFFERING SUMMARY



Beautiful mixed-use building on the main commercial tourism corner in La Conner - no better visibility for your tenants or your personal business. Very nicely appointed two-bedroom, two-bath apartment up, with two beautiful retail spaces down. Long-term lease on Erth retail space, apartment is ready to move in.

2 BUILDINGS

3 UNITS

2 RETAIL SPACES

2 BED/2 BATH APARTMENT

7,055 SQFT

PRO FORMA



GROSS INCOME PROJECTION

Tenant	Square Feet	Current Monthly Rent	Current Annual Rent
Step Outside	2,838 Sq Ft	\$4,500.00	\$54,000.00
ERTH	1,397 Sq Ft	\$2,100.00	\$25,200.00
Condo	1,676 Sq Ft	\$3,000.00	\$36,000.00
TOTAL	5,911 Sq Ft	\$9,600.00	\$115,200.00

OPERATING EXPENSES

Real Estate Taxes			\$9,241.72
Insurance			\$6,741.84
Repairs & Maintenance			\$2,300.00
Utilities (Tenant Pays Own)			\$5,320.15
TOTAL			\$23,603.71

NET OPERATING INCOME

\$91,596.29



PHOTO GALLERY



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PHOTO GALLERY

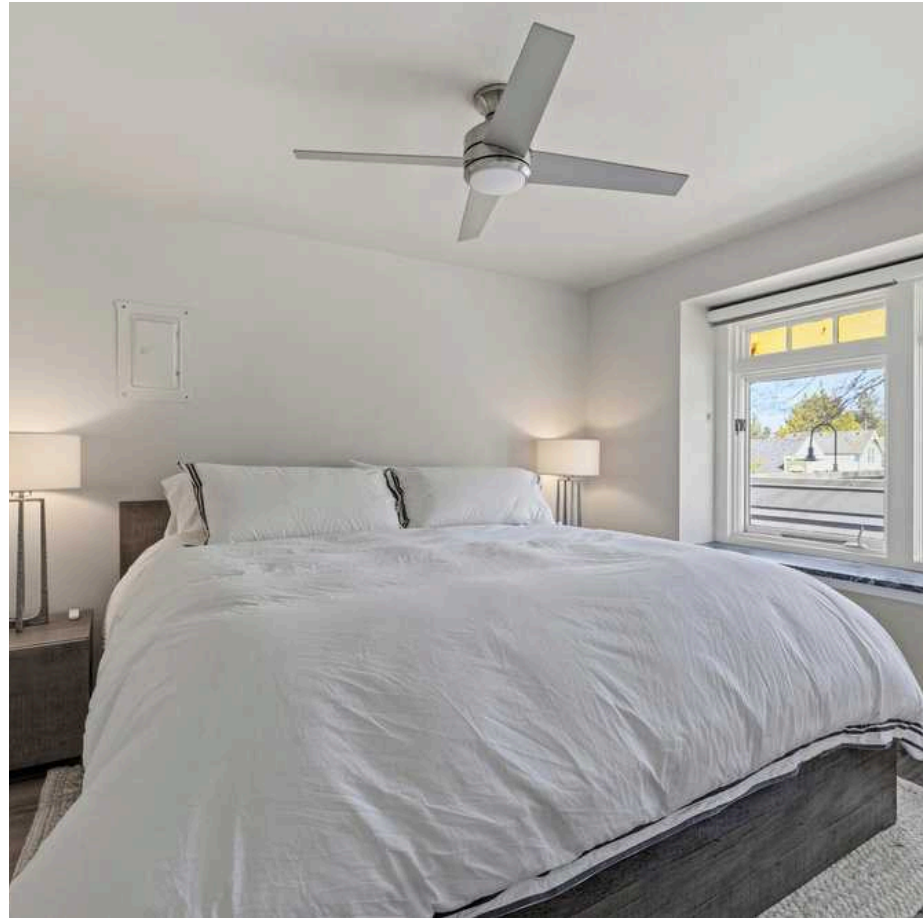
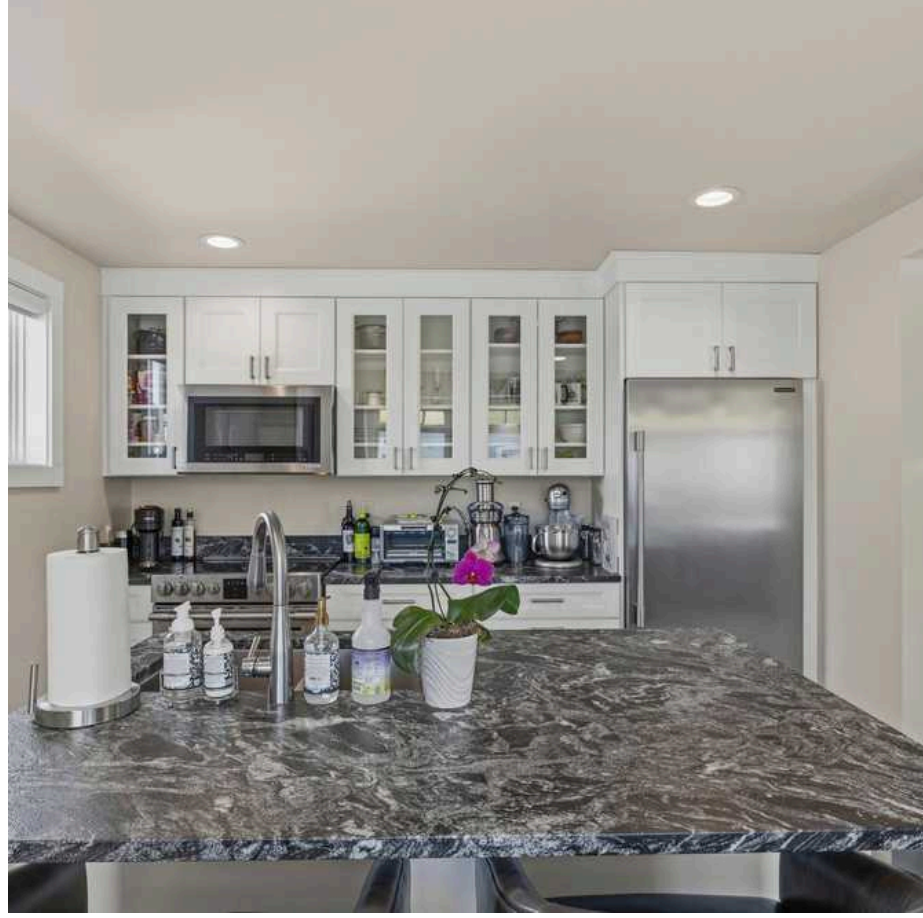


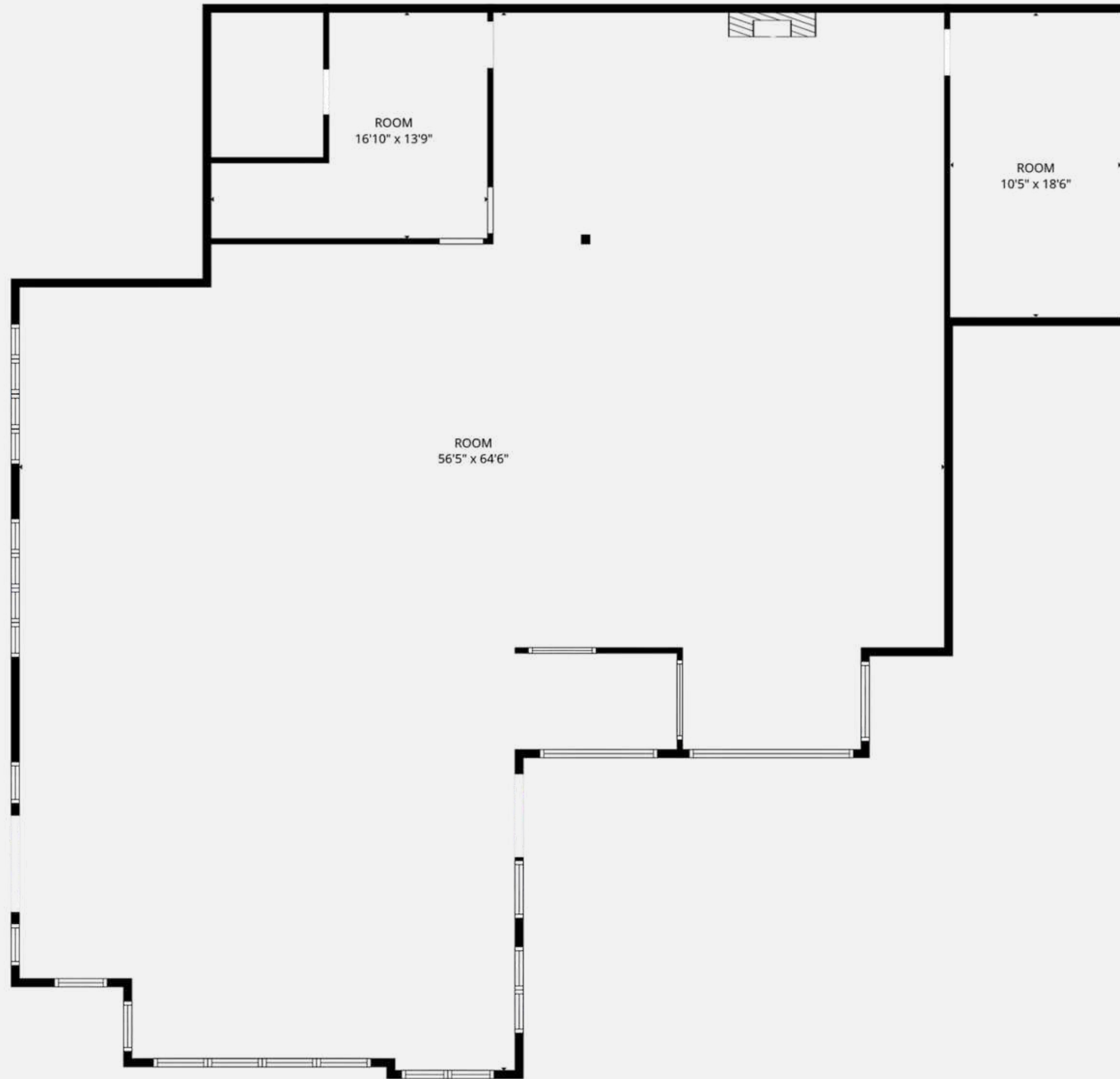


PHOTO GALLERY



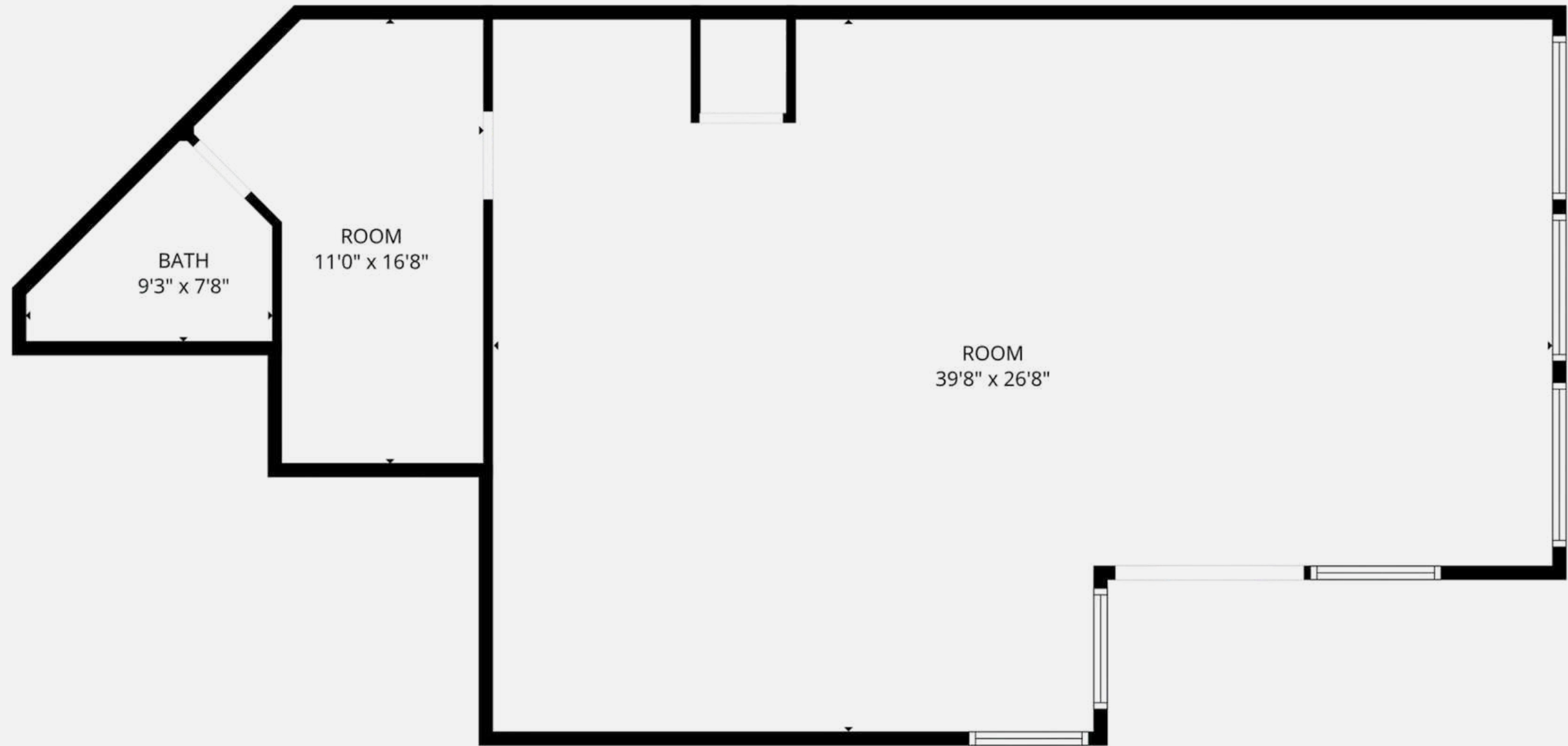


FLOOR PLANS



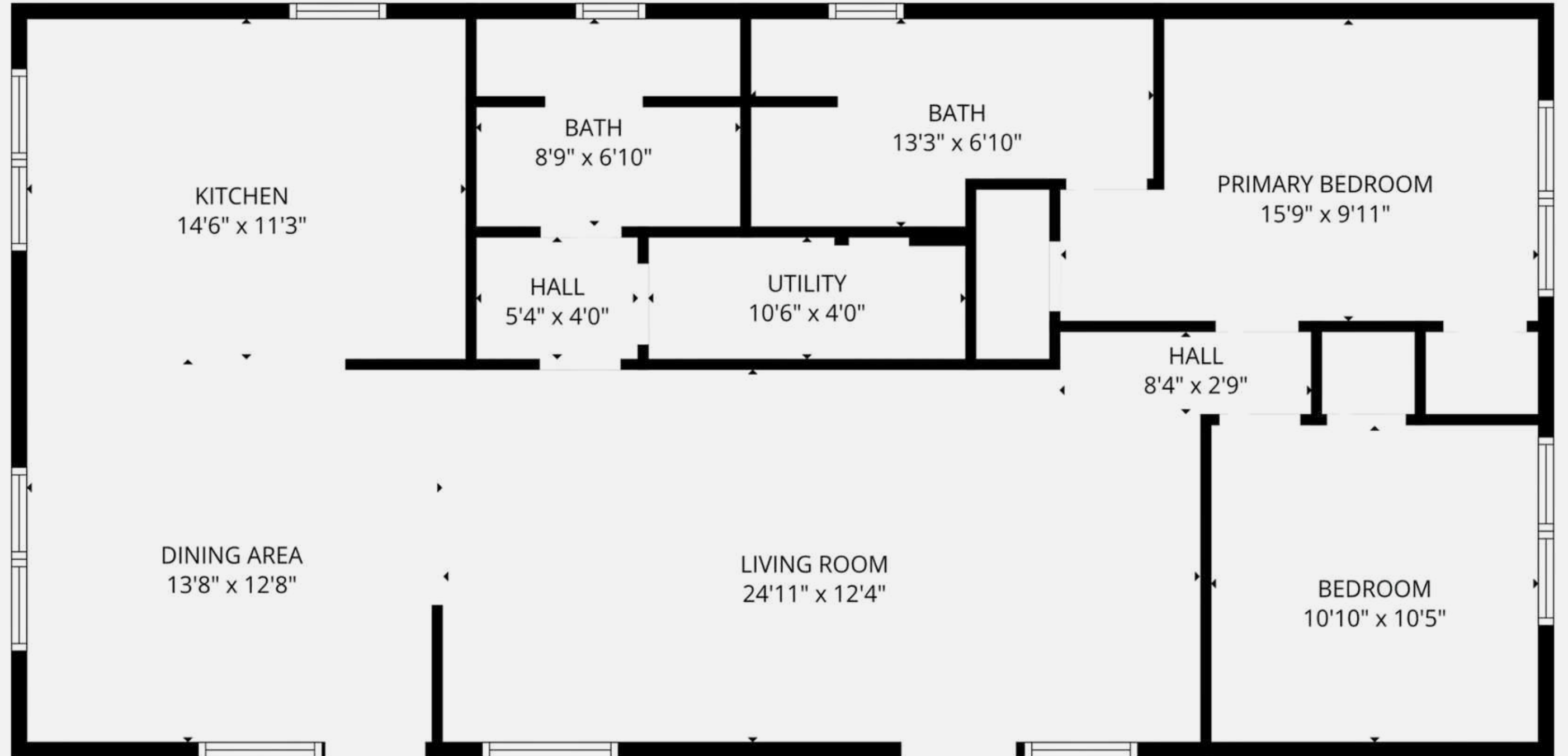


FLOOR PLANS





FLOOR PLANS





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WINDERMERE NORTH SOUND

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