

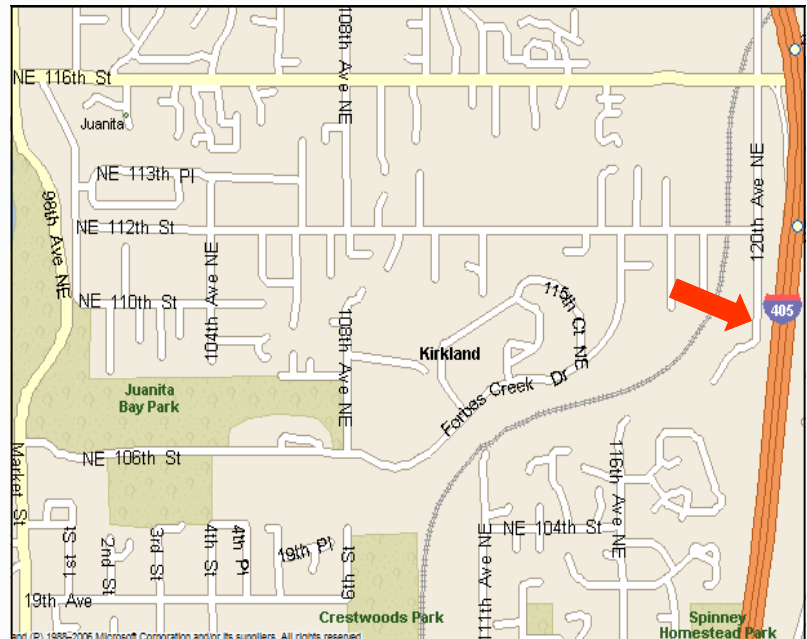
**KIRKLAND OFFICE/WAREHOUSE  
FOR SALE \$825,000**

*Since 1944*



**11014 120th Ave NE, Kirkland WA 98033**

- 3,468 SF Total Building Square Feet
- 1,734 SF Office
- 1,734 Warehouse/Assembly or Office
- Great I-405 location, visible from freeway
- Grade level loading door
- Zoned for light industrial
- Building designed for single or two tenant occupancy; split systems
- Seven parking stalls



**Ellen Mohl**  
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The information contained herein has been given to YW&M by the owners or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee information contained herein.

Yates, Wood & MacDonald, Inc., 425 Pontius Ave N Suite 203, Seattle, WA 98109  
p 206 268 3300 f 206 268 3330 [www.yateswood.com](http://www.yateswood.com)

## EXECUTIVE SUMMARY

## Description of the Property

According to public records, the parcel contains 5,568 sq. ft. of land area. The land is zoned TL 10E, which is a city of Kirkland zoning designation allowing for light industrial or office uses. The designation does restrict the height of the building to 30 to 35 feet, depending on the location. The site is located mid-block on 120th Avenue NE, along the right-of-way of Highway I-405 and it has two curb cuts for automobile entry and exit.

Additionally, the property is improved with a two story commercial building, constructed in 1987 with a building area of 3,468 sq. ft., with 1,734 sq. ft. of area on each floor. It is slab on grade, masonry construction and electrical power is 240 volt, 200 amp service. Each floor is served by an electrical heat pump unit and has its own separate entry. The lower level has been used for computer servicing, and is an open floor plan with one restroom. The upper level is finished for separate office spaces, includes a suspended ceiling, carpeting, and has two restrooms. Seven parking stalls are available on site.

## 2011 Assessed Valuation and Real Estate Taxes

Land	\$ 94,600
Structure	<u>\$411,300</u>
Total	\$505,900
Real Estate Taxes	\$5,288.44

## Building Size:

2 Story  
3,468 sq. ft. (KCA)

## Land Size:

5,568 sq. ft. (KCA)  
Parking for 7 cars on site

## Price/Terms:

\$825,000/All Cash

## Year Built:

1987

## Zoning:

TL 10E Light Industrial/Office  
City of Kirkland

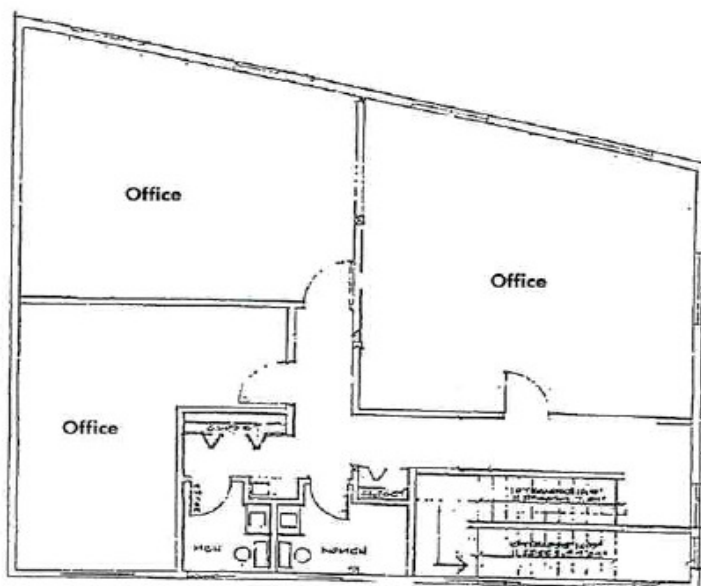
## Parcel #

389310 1003

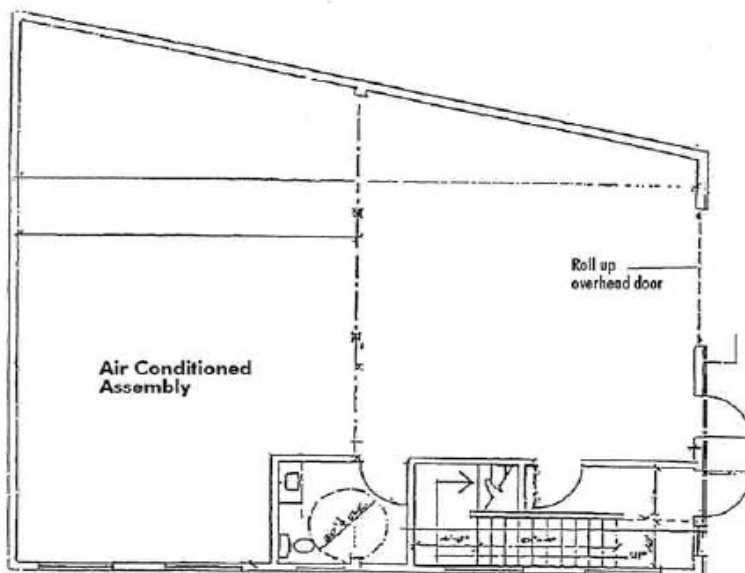
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**SECOND FLOOR**



**FIRST FLOOR**

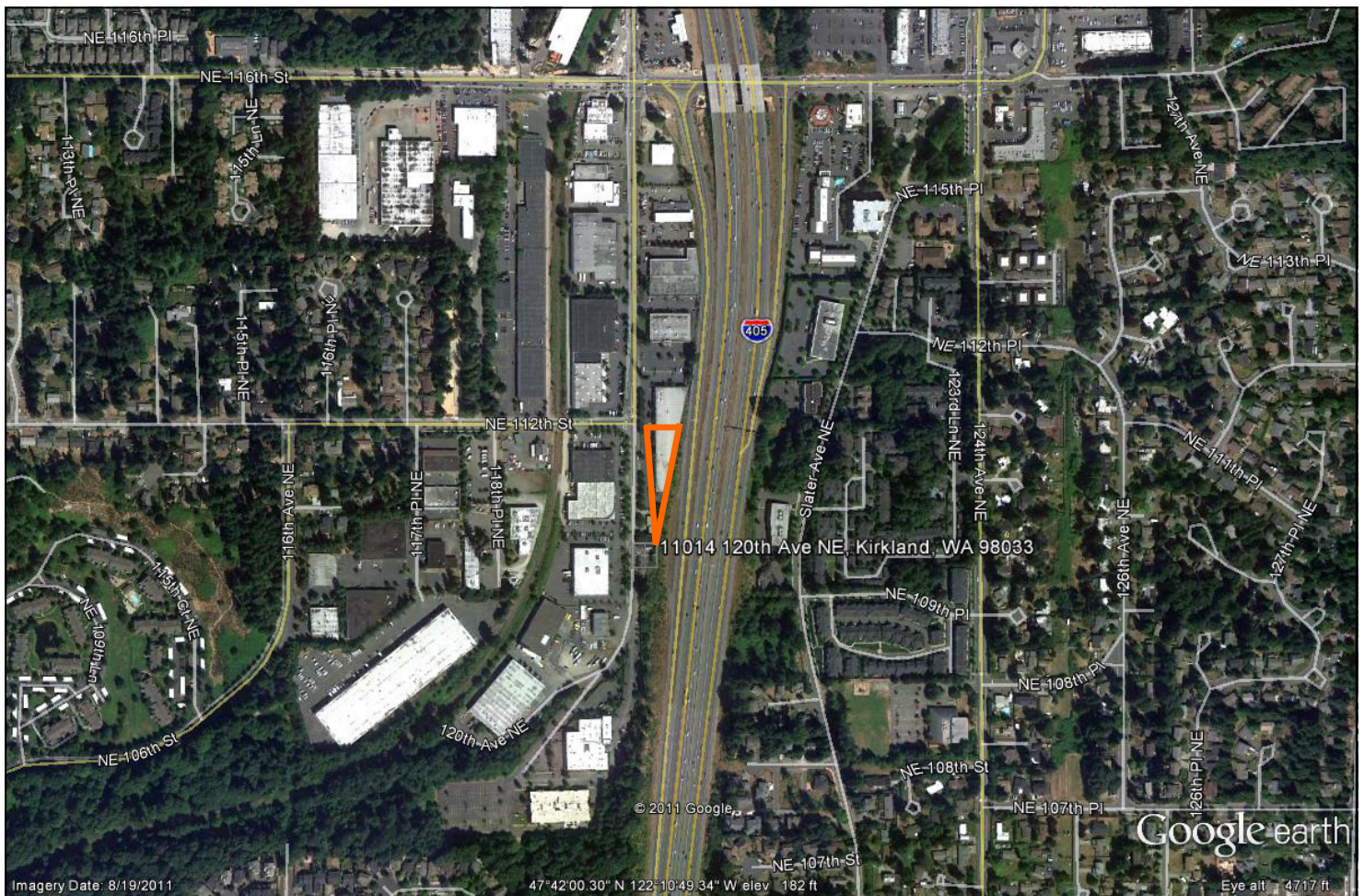
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**AERIAL MAP**



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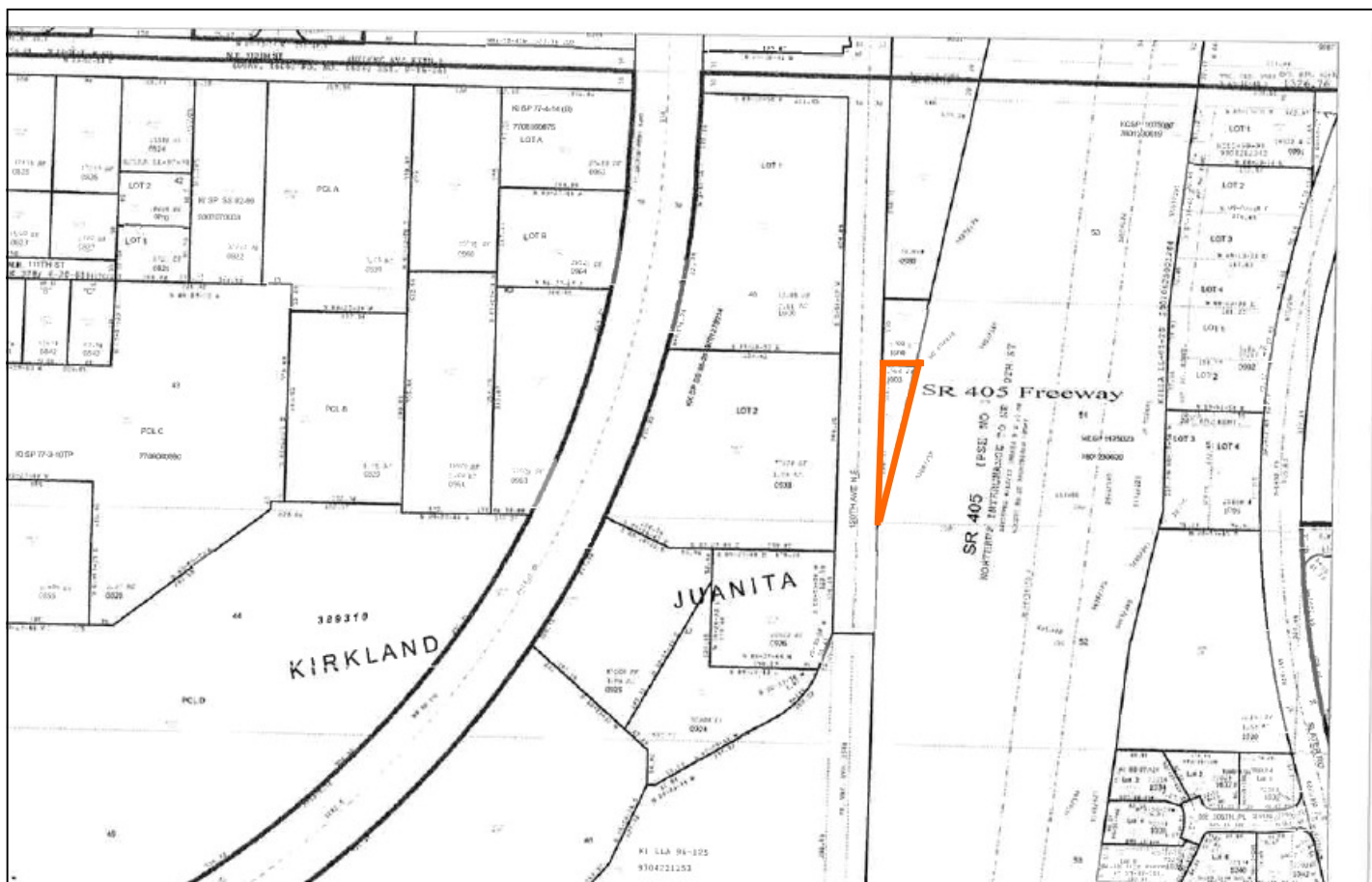
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## SITE MAP



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## **LEGAL DESCRIPTION**

**EXHIBIT A**

**THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:**

**THAT PORTION OF TRACT 51, KIRKLAND-JUANITA ACRE TRACTS,  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF  
PLATS, PAGE 63, RECORDS OF KING COUNTY, WASHINGTON, LYING  
WEST OF THE WEST LINE OF SECONDARY HIGHWAY NO. 2-A AS  
CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER  
KING COUNTY RECORDING NO. 4579364;**

**EXCEPT THE NORTHERLY 100 FEET THEREOF;**

**AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON  
BY DEED RECORDED UNDER RECORDING NO. 6369348.**

**SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.**

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Prepared for: Ellen Mohl & Dennis Counts  
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## **10% Down SBA 7a Owner-User Financing**

**Office Warehouse Building  
11014 120th Avenue NE  
Kirkland, Washington**

### **SBA 7a Loan Program**

<b>Purchase Price</b>	<b>\$825,000</b>
<b>10% Down Payment</b>	<b>\$82,500</b>
<b>Loan Amount</b>	<b>\$742,500</b>
<b>Loan Term</b>	<b>25 Years</b>
<b>Interest Rate</b>	<b>5.50%</b>
<b>Total Monthly Payment:</b>	<b><u>\$4,560</u></b>



**24 HOUR BUYER PRE-QUALIFYING AVAILABLE  
CALL MICHAEL ESFELD  
24 YEARS OF LENDING EXPERIENCE  
425-450-4818**



Sales price subject to change without notice. Borrower must qualify for 10% down payment. 51% occupancy required for SBA 7a program. Interest rate based on Prime + 2.25, fixed for two years. Prepayment penalty 5% year 1, 3% year 2 and 1% year 3. Rates subject to change without notice. For other program details, please call Michael Esfeld. This "scenario" does not constitute a binding agreement on behalf of Community West Bank. Community West Bank not affiliated with Yates, Wood & MacDonald.