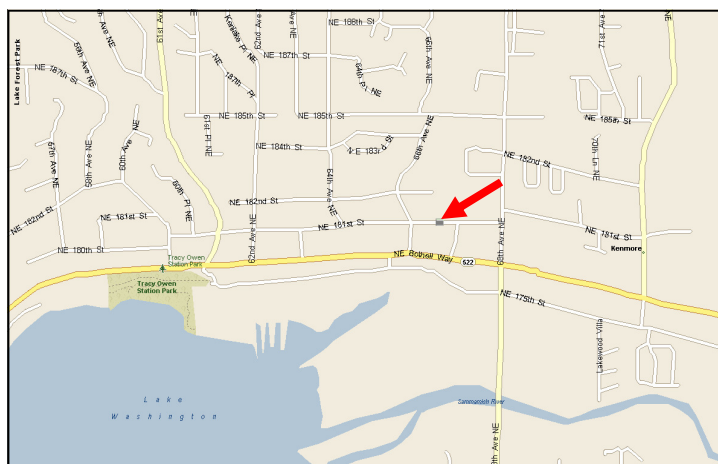


Since 1944



FOR SALE AT \$695,000

- ◆ 5,498 SF Building
- ◆ 24,840 SF Land
- ◆ Use - Restaurant/Pub



Dennis Counts
(206) 268-3312
dcounts@yateswood.com

Mike McKinstry
(206) 268-3315
mike@yateswood.com

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

EXECUTIVE SUMMARY

Brief Description of the Property

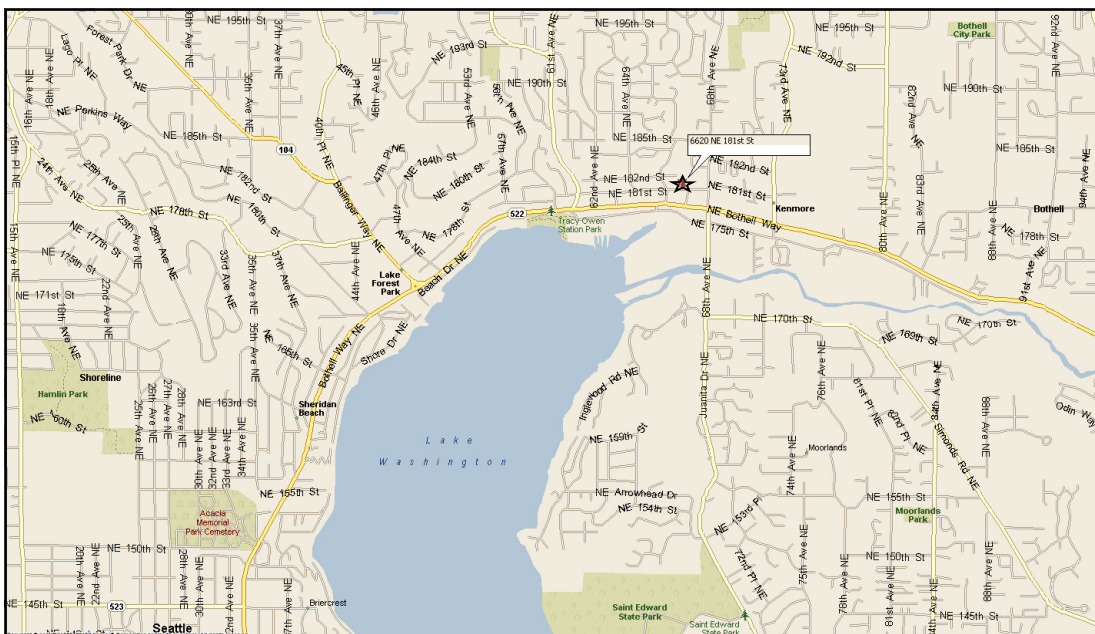
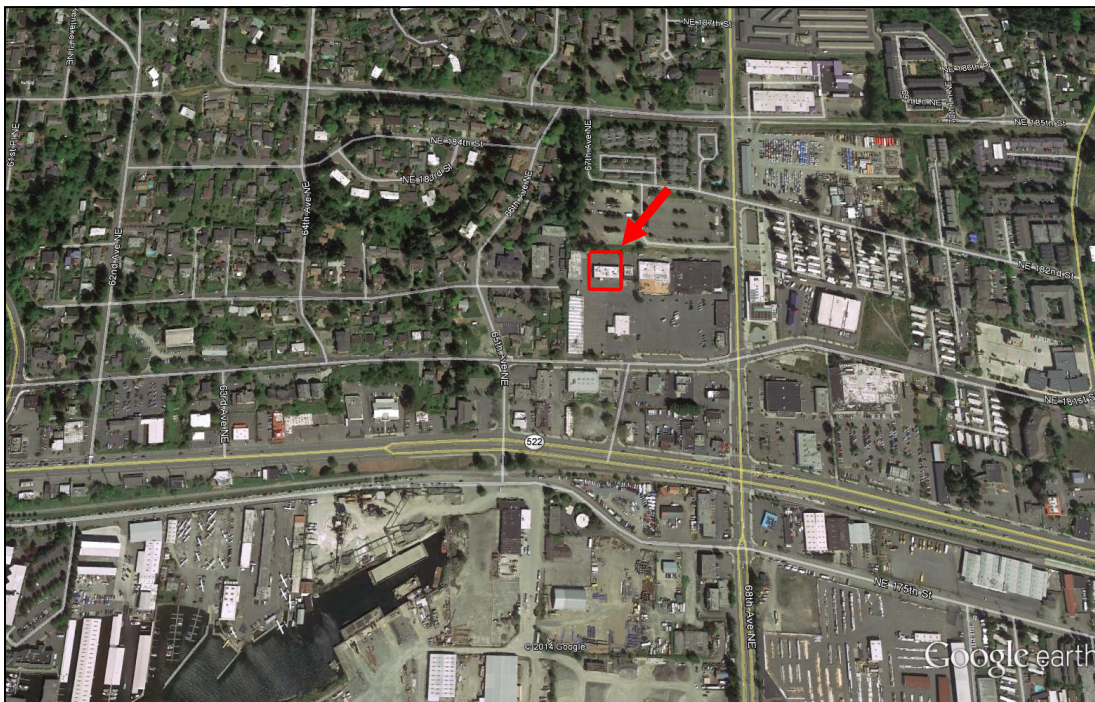
Building size:	5,498 sq. ft.
Land Size:	24,840 sq. ft.
Zoning:	DC – Downtown Commercial City of Kenmore
Location:	6620 NE 181st Street, a portion of a larger retail center
Building Construction:	Masonry Structure
Date Built:	1972
Building Layout	Bar, restaurant with kitchen

2014 King County Assessed Valuation & Real Estate Taxes

Parcel #:	618170 0497
Land:	\$471,900
Improvements:	<u>\$438,600</u> \$910,500
Real Estate Taxes:	\$15,224.85

FOR SALE \$695,000

Since 1944



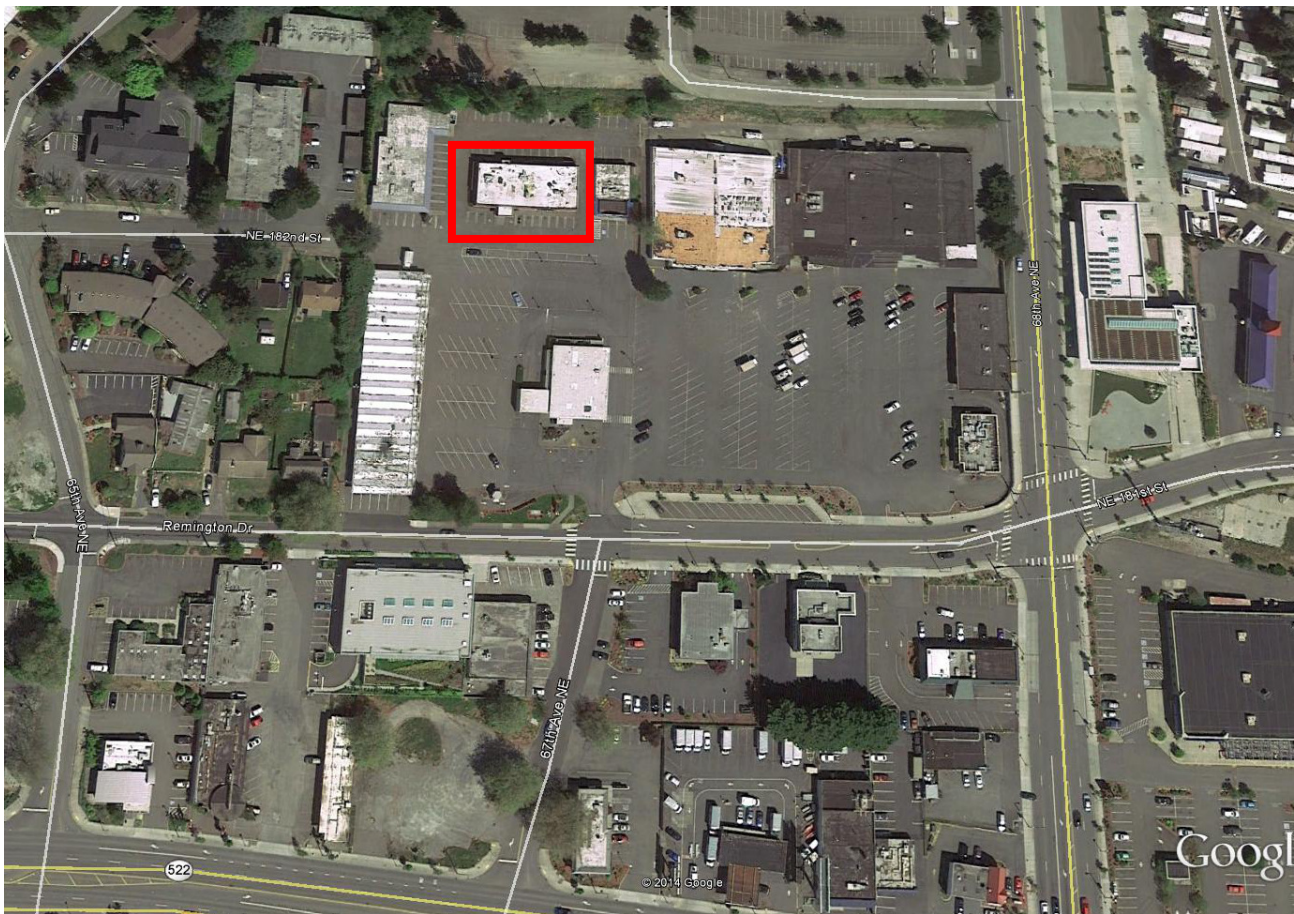
Mike McKinstry
(206) 268-3315
mike@yateswood.com

**YATES
WOOD**

**BROKERAGE
& PROPERTY
MANAGEMENT**

Since 1944

**Kenmore Restaurant Building
6620 NE 181st Street
Kenmore WA 98028**



Dennis Counts
(206) 268-3312
dcounts@yateswood.com

Mike McKinstry
(206) 268-3315
mike@yateswood.com

This is a detailed plat map of a portion of the Squire's Plat of Kenmore. The map shows a grid of lots, with a specific lot highlighted in yellow. The highlighted lot is located in the upper right quadrant of the map, bounded by NE 182nd St to the north, NE 181st St to the south, and NE 175th St to the east. The lot is numbered 10 and has a yellow highlight. The map includes various street names, lot numbers, and dimensions. Other streets shown include NE 182nd St, NE 181st St, NE 175th St, and NE 174th St. The map also shows various lot numbers, including 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17. The map is titled "SQUIRE'S PLAT OF KENMORE" and includes a scale bar and a north arrow.

Mike McKinstry
(206) 268-3315
mike@yateswood.com

LEGAL DESCRIPTION

The East 18 feet of Lot 5 and all of Lots 6 and 7, Block 14, Northlake Terrace, according to the plat thereof, recorded in Volume 33 of Plats, Page(s) 20, in King County, Washington;
Together with the North 30 feet of vacated Northeast 182nd Street adjoining;
Except that portion of said Lot 7, conveyed to King County for road by deed recorded under recording number 5272028;

Together with a non-exclusive easement for ingress and egress to and from Northeast 181st Street to Block 14 herein described, over the East 30 feet of vacated 67th Avenue Northeast lying North of Northeast 181st Street and South of the centerline of Northeast 182nd Street, extended East, all to the extent created by reservations in instruments recorded under recording numbers 5459074 and 5459075, and corrected by instrument recorded under recording number 5883701; and

Together with an easement for roadway and general ingress and egress as established by instrument recorded under recording number 7701240269;

Except any portions of said easements lying within the main tract.