

Sold Properties

Listing #	Address	City	Bldg SF	Lot Sz	Year	Date	\$/Bldg SF	CDOM	Orig Price	List Price	Sold Price
27049432	800 SE Pioneer Wy	Oak Harbor			0	05/10/07		42	\$49,000	\$49,000	\$49,100
655312	1416 NE Midway Blvd #B205	Oak Harbor	20,882		1986	08/21/15	2.51	836	\$58,000	\$58,000	\$52,500
655444	1416 NE Midway Blvd #B204	Oak Harbor	20,882		1986	08/21/15	2.51	696	\$58,000	\$58,000	\$52,500
807387	390 NE Midway Blvd #B202	Oak Harbor	29,423		1986	11/20/15	1.89	913	\$58,000	\$58,000	\$55,500
956627	390 NE Midway Blvd #B206	Oak Harbor	29,423		1986	05/31/17	2.04	1438	\$58,000	\$58,000	\$60,000
25172926	321 SE Pioneer Wy	Oak Harbor			0	01/20/06		55	\$65,000	\$65,000	\$60,000
28026813	31531 State Route 20	Oak Harbor			0	08/06/08		78	\$28,500,000	\$285,000	\$271,600
23155409	40751 SR 20	Oak Harbor	2,700	40,946	2000	01/28/05	129.63	720	\$475,000	\$425,000	\$350,000
1177710	432 3rd St	Langley	6,444	15,840	1901	10/26/17	92.33	29	\$590,000	\$590,000	\$595,000
1177711	30 SE Ely St	Oak Harbor	5,986	51,836	1962	12/08/17	112.76	26	\$675,000	\$675,000	\$675,000
20133436	32070 State Route 20	Oak Harbor	7,316	57,804	1989	06/27/03	131.90	841	\$1,030,000	\$1,030,000	\$965,000
219610	203 2nd Ave S	Okanogan	40,000	20,000	1918	10/24/11	28.75	103	\$1,275,000	\$1,275,000	\$1,150,000

Listing Count :	12	Averages:		18,117	37,285		\$56.04	481	\$2,740,917	\$385,500	\$361,350
		Price :		High	\$1,150,000	Low	\$49,100	Median	\$165,800		

Grand Totals

Count :	12	Averages:	SqFt:	18,117	CDOM:	481	OP:	\$2,740,917	LP:	\$385,500	SP:	\$361,350
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Listing # 1177711

30 SE Ely St , Oak Harbor 98277

Status: Sold

LP: \$675,000



LT: 3 BLK: 2

CMTY: City Of Oak Harbor

ACR: 1.190

AR: 813

SP: \$675,000

LSZ: 51,836

MAP:

GRD:

OLP: \$675,000

YBT: 1962

HOD:

TX#: S760000020031

StatDt: 12/08/2017

OSF:

TX\$: \$5,916

YR: 2017

LD: 08/18/2017

WSF:

Right of First Refusal: No

Sell Concess:

SIZ: 5,986

STY: 60 - Comm Bldg Und 10K

PKC: 18

ENS: Electric, Natural Gas

PKU: 40

HTC: Baseboard, Radiator

BDC: Good

GZC: Commercial

VAL: \$285,100

TAV: \$2,016

TRM: Conventional

VAL: \$268,742

YVA: \$553,842

EXT: Wood Products

STF: 450

EXA: No

RF: Composition

CSP:

CHT:

DLT: 199

PDR:

LDG:

CFE: Signage Included

TX\$: \$5,916

INS\$:

WSG\$:

ELE\$:

HET\$:

OTX\$:

TEX\$:

GSI\$:

VAC%:

GAI\$:

EXP\$:

NOI\$:

CAP%:

GRM%:

OTVP:

SOC: 2.5

LAG: Tyler Fitzgerald - Ph:(360) 544-2255 (Home)

PTS: (360) 544-2255

LO: Coldwell Banker Koetje R.E. - Ph:(360) 675-5811

OWN: SCI Shared Resources OPH: (713) 525-7779

CLA: Peter T. Rivera - Ph:(360) 675-5811 x4132 (Office)

KEY: Appointment, Call Listing Office

CLO: Coldwell Banker Koetje R.E. - Ph:(360) 675-5811 x4132

Agent Only Remarks:

Please use Land Title of Island County - Preliminary Title opened. Call listing brokers to show, they must be present at all showings. Deed restriction precludes use as a funeral home, cemetery or related business.

Directions:

Deception Pass (SR20)- South to Oak Harbor- L@Whidbey Ave- Immediate Right @Ely Street- first parking lot on left.

Marketing Remarks:

High traffic location right in the middle of the Oak Harbor commercial triangle; just yards off State Route 20 on the corner of Ely Street and Whidbey Avenue. Perfect for church, daycare center, office/conference center, numerous possibilities! One story 5,986 square feet building with an 1,850 square foot attached garage and a 1,380 square foot attached carport, abundant uncovered parking spaces, and a large grassy area.

Listing # 1177710

432 3rd St , Langley 98260

Status: Sold

LP:

\$590,000

LT: 1 & 2

BLK: 8

CMTY: Langley



ACR: 0.364

LSZ: 15,840

YBT: 1901

OSF:

WSF:

SIZ: 6,444

PKC: 2

PKU: 30

BDC: Good

VAL: \$220,000

VAL: \$265,209

STF: 453

DLT: 120

HOD:

TAV: \$2,016

YVA: \$485,209

EXA:

PDR:

AR: 811

MAP:

TX#: S734500080010

TX\$: \$4,024

Right of First Refusal: No

STY: 60 - Comm Bldg Und 10K

ENS: Electric, Natural Gas

HTC: Baseboard, Radiant

GZC: Commercial

TRM: Conventional

EXT: Wood

RF: Composition

LDG:

CFE: Signage Included

GRD:

YR: 2017

SP: \$595,000

OLP: \$590,000

StatDt: 10/26/2017

LD: 08/18/2017

Sell Concess:

CHT:

TX\$: \$4,024

INS\$:

WSG\$:

ELE\$:

HET\$:

OTX\$:

TEX\$:

GSI\$:

VAC%:

GAI\$:

EXP\$:

NOI\$:

CAP%:

GRM%:

OTVP:

SOC: 2.5

LAG: Tyler Fitzgerald - Ph:(360) 544-2255 (Home)

PTS: (360) 544-2255

LO: Coldwell Banker Koetje R.E. - Ph:(360) 675-5811

OWN: SCI Resources, LLC OPH: (713) 525-7779

CLA: Peter T. Rivera - Ph:(360) 675-5811 x4132 (Office)

KEY: Appointment, Call Listing Office, See Remarks

CLO: Coldwell Banker Koetje R.E. - Ph:(360) 675-5811 x4132

Agent Only Remarks:

Please use Land Title of Island County- Preliminary Title opened. Call listing brokers to show, they must be present at all showings. Deed restriction precludes use as a funeral home, cemetery or related business. Second tax parcel=S7345-00-09024-0.

Directions:

Clinton Ferry (SR525)- North toward Langley- R@ Langley Road- R@ Camano Ave- R@ Cascade Ave- L@ 2nd Ave- L@ Park Ave- property on left at intersection of Park Ave and 3rd St.

Marketing Remarks:

Large hall w/attached split-entry home. North-easterly views of the Saratoga Passage, South Camano Island and Cascade Mtns. 2820 sf 5bd/3bth home w/1066 sf garage was added in 1984 to the large 3624 sf hall/offices originally built in 1901. Located just a short stroll up the hill from downtown shops and waterfront. Property comes with a second parcel across the street- currently the parking lot for the hall. Great for a church, daycare, meeting hall/offices w/residence, and other possibilities.

Listing # **956627****390 NE Midway Blvd #B206, Oak Harbor 98277**Status: **Sold**LP: **\$58,000**LT: **55 & 56**BLK: **Bldg B**CMTY: **City Of Oak Harbor**

ACR:

AR: **813**SP: **\$60,000**

LSZ:

MAP: **95**GRD: **E-5**OLP: **\$58,000**YBT: **1986**HOD: **\$90**TX#: **S750700000550**StatDt: **05/31/2017**OSF: **1,085**TX\$: **\$715**YR: **2016**LD: **06/07/2016**

WSF:

Right of First Refusal:

Sell Concess:

SIZ: **29,423**STY: **73 - Office**

PKC:

ENS: **Electric, Natural Gas**PKU: **113**HTC: **Forced Air**

BDC:

GZC: **Commercial, Residential, Retail**

VAL:

TAV: **\$2,016**TRM: **Conventional**

VAL:

YVA: **\$63,277**EXT: **Wood**

STF:

EXA:

RF: **Composition**

CSP:

CHT:

DLT:

PDR:

LDG:

CFE: **Elevator, Signage Included, Sprinklered, Tenant Asso**TX\$: **\$715**

INS\$:

WSG\$:

ELE\$:

HET\$:

OTX\$:

TEX\$:

GSI\$:

VAC%:

GAI\$:

EXP\$:

NOI\$:

CAP%:

GRM%:

OTVP:

SOC: **4.0**LAG: **Peter T. Rivera - Ph:(360) 675-5811 x4132 (Office)**PTS: **(360) 969-1546**LO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5811 x4132**OWN: **SaviBank**OPH: **(360) 399-7004**CLA: **Charlie Moore - Ph:(360) 969-1546 (Cellular)**KEY: **Vacant**CLO: **Charlie Moore Realty - Ph:(360) 675-9040**

Agent Only Remarks:

Please use Premiere Title of Island County. Space is leased. Please call Charlie at PTS for all showings.
This listing consists of Parcels: S7507-00-00055-0 and S7507-00-00056-0)

Directions:

Deception Pass (SR20)- South to Oak Harbor- L@ Midway Blvd- Log Building on left (corner of Midway and 4th Ave).

Marketing Remarks:

Very affordable commercial office/retail spaces in the landmark Midway Traders Village zoned Community Commercial. Two well-built log buildings in the Oak Harbor Commercial Triangle. Easy and direct access to the highway, downtown, and NAS Whidbey. Get SBA financing to purchase this space and start your business. Elevators for the upper units. Several units to choose from; seller willing to consider custom configuration. Lots of parking available. Units are available for lease as well!

Listing # 807387

390 NE Midway Blvd #B202, Oak Harbor 98277

Status: Sold

LP:

\$58,000

LT: 63 & 64

BLK: Bldg B

CMTY:

City Of Oak Harbor



ACR:

AR:

813

SP:

\$55,500

LSZ:

MAP:

95

GRD: E-5

OLP:

\$58,000

YBT: 1986

HOD: \$90

TX#: S750700000630

StatDt:

11/20/2015

OSF: 1,050

TX\$: \$730

YR: 2015

LD:

06/19/2015

WSF:

Right of First Refusal:

Sell Concess:

SIZ: 29,423

STY: 73 - Office

PKC:

ENS: Electric, Natural Gas

PKU: 113

HTC: Forced Air

BDC:

GZC: Commercial, Residential, Retail

VAL:

TAV: \$2,015

TRM: Other

VAL:

YVA: \$63,706

EXT: Wood

STF:

EXA:

RF: Composition

CSP:

CHT:

DLT:

PDR:

LDG:

CFE: Elevator, Signage Included, Sprinklered, Tenant Asso

TX\$: \$730

INS\$:

WSG\$:

ELE\$:

HET\$:

OTX\$:

TEX\$:

GSI\$:

VAC%:

GAI\$:

EXP\$:

NOI\$:

CAP%:

GRM%:

OTVP:

SOC: 4.0

LAG: Peter T. Rivera - Ph:(360) 675-5811 x4132 (Office)

PTS: (360) 969-1546

LO: Coldwell Banker Koetje R.E. - Ph:(360) 675-5811 x231

OWN: SaviBank

OPH: (360) 399-7004

CLA: Charlie Moore - Ph:(360) 969-1546 (Cellular)

KEY: Appointment, Call Listing Office

CLO: Whidbey Cascade Properties - Ph:(360) 675-9040

Agent Only Remarks:

B202 consist two parcels (S7507-00-00063-0, S7507-00-00064-0. Please see attached Supplements. Title opened with Premiere Title of Island County (PTOIC).

Directions:

Deception Pass (SR20)- South to Oak Harbor- L@ Midway Blvd- Log Building on left (corner of Midway and 4th Ave).

Marketing Remarks:

Very affordable commercial office/retail spaces in the landmark Midway Traders Village zoned Community Commercial. Two well-built log buildings in the Oak Harbor Commercial Triangle. Easy and direct access to the highway, downtown, and NAS Whidbey. Get SBA financing to purchase this space and start your business. Elevators for the upper units. Several units to choose from; seller willing to consider custom configuration. Lots of parking available. Units are available for lease as well!

Listing # **655312****1416 NE Midway Blvd #B205, Oak Harbor 98277**Status: **Sold**LP: **\$58,000**LT: **57 and 58**BLK: **Bldg B**CMTY: **City Of Oak Harbor**

ACR:

AR: **813**SP: **\$52,500**

LSZ:

MAP: **95**GRD: **E-5**OLP: **\$58,000**YBT: **1986**

HOD:

TX#: **S750700000570**StatDt: **08/21/2015**OSF: **1,050**TX\$: **\$1,229**YR: **2014**LD: **06/19/2014**

WSF:

Right of First Refusal: **No**

Sell Concess:

SIZ: **20,882**STY: **60 - Comm Bldg Und 10K**

PKC:

ENS: **Natural Gas**

PKU:

HTC: **Forced Air**BDC: **Good**GZC: **Commercial**

VAL:

TAV: **\$2,014**TRM: **Other**

VAL:

YVA: **\$144,990**EXT: **See Remarks, Wood**

STF:

EXA:

RF: **Composition**

CSP:

CHT:

DLT:

PDR:

LDG:

CFE: **Elevator, Signage Included, Sprinklered, Tenant Asso**TX\$: **\$1,229**

INS\$:

WSG\$:

ELE\$:

HET\$:

OTX\$:

TEX\$:

GSI\$:

VAC%:

GAI\$:

EXP\$:

NOI\$:

CAP%:

GRM%:

OTVP:

SOC: **4.0**LAG: **Peter T. Rivera - Ph:(360) 675-5811 x4132 (Office)**PTS: **(000) 000-0000**LO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5811 x231**OWN: **Business Bank**OPH: **(360) 707-2272**CLA: **Charlie Moore - Ph:(360) 969-1546 (Cellular)**KEY: **Vacant**CLO: **Whidbey Cascade Properties - Ph:(360) 675-9040**

Agent Only Remarks:

B205 = Condo Unit S7507-00-00057-0 together with Condo Unit S7507-00-00058-0 (currently contiguous and open to B204). B204 is owned by another entity (also for sale - see MLS#655444).

Directions:

Deception Pass (SR20)- South to Oak Harbor- L@Midway Blvd - Trader Village (Log building on left at corner of Midway and NE 4th).

Marketing Remarks:

Great business starter. Very affordable commercial space in the highly visible Midway Traders Village commercial condo complex. B205 is on the upper level in building B on the south side of the complex. Currently one section of B205 is contiguous/open to B204; may be re-configured to suit buyer's needs. Abundant parking and excellent signage on one of the three arterials in the Oak Harbor commercial triangle. Close to Hwy 20 and Naval Air Station Whidbey Island's Ault Field and Seaplane Base.

Listing # **655444****1416 NE Midway Blvd #B204, Oak Harbor 98277**Status: **Sold**LP: **\$58,000**LT: **59-60**BLK: **Bldg B**CMTY: **City Of Oak Harbor**

ACR:

AR: **813**SP: **\$52,500**

LSZ:

MAP: **95**GRD: **E-5**OLP: **\$58,000**YBT: **1986**

HOD:

TX#: **S750700000590**StatDt: **08/21/2015**OSF: **1,050**TX\$: **\$1,229**YR: **2014**LD: **06/20/2014**

WSF:

Right of First Refusal: **No**

Sell Concess:

SIZ: **20,882**STY: **60 - Comm Bldg Und 10K**

PKC:

ENS: **Natural Gas**

PKU:

HTC: **Forced Air**

BDC:

GZC: **Commercial, Office, Retail**

VAL:

TAV: **\$2,014**TRM: **Other**

VAL:

YVA: **\$144,990**EXT: **See Remarks, Wood**

STF:

EXA:

RF: **Composition**

CSP:

CHT:

DLT:

PDR:

LDG:

CFE: **Elevator, Signage Included, Sprinklered, Tenant Asso**TX\$: **\$1,229**

INS\$:

WSG\$:

ELE\$:

HET\$:

OTX\$:

TEX\$:

GSI\$:

VAC%:

GAI\$:

EXP\$:

NOI\$:

CAP%:

GRM%:

OTVP:

SOC: **4.0**LAG: **Peter T. Rivera - Ph:(360) 675-5811 x4132 (Office)**PTS: **(000) 000-0000**LO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5811 x231**OWN: **Spink Real Estate, LLC** OPH: **(360) 424-4000**CLA: **Charlie Moore - Ph:(360) 969-1546 (Cellular)**KEY: **Vacant**CLO: **Whidbey Cascade Properties - Ph:(360) 675-9040**

Agent Only Remarks:

B204 = Condo Unit S7507-00-00059-0 and S7507-00-00060-0. B204 is currently contiguous and open to a section of B205. B205 is owned by another entity (also for sale - see MLS#655312).

Directions:

Deception Pass (SR20)- South to Oak Harbor- L@Midway Blvd - Trader Village (Log building on left at corner of Midway and NE 4th).

Marketing Remarks:

Great business starter. Very affordable commercial space in the highly visible Midway Traders Village commercial condo complex. B204 is on the upper level in building B - south side of the complex. One section of B204 is contiguous and open to a section of B205; may be re-configured to suit buyer's needs. Ample parking and excellent signage on one of the three arterials in the Oak Harbor commercial triangle. Close to Hwy 20 and Naval Air Station Whidbey Island's Ault Field and Seaplane Base.

Listing # 219610

203 2nd Ave S , Okanogan 98840

Status: Sold

LP: \$1,275,000

LT: 1,2,7,8

BLK: 3

CMTY: Okanogan



ACR: 0.459

AR: 620

SP: \$1,150,000

LSZ: 20,000

MAP: 1

GRD: A-1

OLP: \$1,275,000

YBT: 1918

HOD: \$0

TX#: 9011000100

StatDt: 10/24/2011

OSF:

TX\$: \$6,750

YR: 2011

LD: 05/09/2011

WSF:

Right of First Refusal:

Sell Concess:

SIZ: 40,000

STY: 60 - Comm Bldg Und 10K

PKC: 0

ENS: Electric

PKU: 0

HTC: Baseboard, Forced Air, Heat Pump

BDC: Very Good

GZC: Commercial, Residential, Retail

VAL: \$0

TAV: \$0

TRM: Cash

VAL: \$0

YVA: \$0

EXT: Brick, Cement/Concrete, Stone

STF: 100

EXA:

RF: Torch Down

CSP:

CHT:

DLT: 200

PDR:

LDG:

CFE: Elevator, Sprinklered, Disabled Access

TX\$: \$6,750 INS\$: \$5,198 WSG\$: \$14,809 ELE\$: \$12,478 HET\$: \$0 OTX\$: \$13,172 TEX\$: \$52,407

GSI\$: \$150,720 VAC%: 2% GAI\$: \$156,178 EXP\$: NOI\$: \$103,772 CAP%: 8.1% GRM%: 8%

OTVP: SOC: 2.5 LAG: Steve Hertling - Ph:(623) 224-7675 (Home)

PTS: (360) 929-7419 LO: Coldwell Banker Koetje R.E. - Ph:(360) 675-5915

OWN: Blackwell Bldg LLC OPH: (360) 630-0415 CLA: Peter T. Rivera - Ph:(360) 675-5811 x4132 (Office)

KEY: See Remarks CLO: Coldwell Banker Koetje R.E. - Ph:(360) 675-5915 x231

Agent Only Remarks: Do Not Disturb tenants. Call LA to arrange showings

Directions: Hwy 97/20- to Okan Center-to 2nd Avenue S-to Blackwell Building on corner of Queen and 2nd.

Marketing Remarks: Historic Blackwell Building located in the heart of the City of Okanogan's business district. Extensively & beautifully remodeled in 2007. 40,000 SF building includes 7236 SF 1st floor retail, 16 2nd & 3rd floor residential units & 8359 SF of vacant basement for retail or office space. Elevator service all 4 floors. Building apts converted to condominiums w/a 2007 appraisal of \$2,690,000 gross retail value & \$1,790,000 wholesale value. Okanogan is the county seat & very fiscally stable.

Listing # **28026813****31531 State Route 20 , Oak Harbor 98277**Status: **Sold**

LP:

\$285,000

LT:

BLK:

CMTY:

City Of Oak Harbor

ACR:

AR:

813

SP:

\$271,600

LSZ:

MAP:

91GRD: **D-5**

OLP:

\$28,500,000YBT: **0**HOD: **\$0**

TX#:

BOP002

StatDt:

08/06/2008

OSF:

TX\$:

YR:

LD:

02/13/2008

WSF:

Right of First Refusal:

Sell Concess:

SIZ:

STY:

PKC:

ENS:

PKU:

HTC:

BDC: **Very Good**

GZC:

VAL:

TRM:

Other

VAL:

EXT:

STF:

RF:

CSP:

CHT:

DLT:

LDG:

CFE:

TX\$:

INS\$:

WSG\$:

ELE\$:

HET\$:

OTX\$:

TEX\$:

GSI\$:

VAC%:

GAI\$:

EXP\$:

NOI\$:

CAP%:

GRM%:

OTVP:

SOC: **5.0**

LAG:

Geri Morgan - Ph:(360) 929-5910 (Cellular)

PTS:

(360) 929-6113

LO:

Coldwell Banker Koetje R.E. - Ph:(360) 675-5915

OWN:

LeetsOPH: **(000) 360-6720**

CLA:

Peter Rivera - Ph:(360) 675-5811 x4132 (Office)

KEY:

Appointment, See Remarks, View With Discretion

CLO:

Coldwell Banker Koetje R.E. - Ph:(360) 675-5915

Agent Only Remarks:


Please view with discretion. Please call Pete (360.929.6113) or Geri (360.929.5910) for all showings. Only leased equip is the Credit Card Machine. More Info/Photos at www.WhidbeyTropics.com

Directions:

Deception Pass (SR20)->Oak Harbor->R@ Barrington Dr->Right into KFC Parking Lot->Whidbey Tropics next to Cho Won Grill.

Marketing Remarks:

Two very successful and fun Tanning Salon business; one located adjacent to KFC/Safeway/UPS Shopping Complex; and the other conveniently located just outside Naval Air Station Whidbey Island.

Listing #	27049432	800 SE Pioneer Wy , Oak Harbor 98277			Status:	Sold	LP:	\$49,000
		LT:	BLK:		CMTY:	City Of Oak Harbor		
	ACR:			AR:	813		SP:	\$49,100
	LSZ:			MAP:	95	GRD: D-6	OLP:	\$49,000
	YBT: 0		HOD: \$0	TX#:	00000000000000		StatDt:	05/10/2007
	OSF:			TX\$:		YR:	LD:	03/26/2007
	WSF:			Right of First Refusal:			Sell Concess:	
	SIZ:			STY:				
	PKC: 0			ENS:				
	PKU: 0			HTC:				
	BDC: Good			GZC:				
	VAL:		TAV:	TRM:	Cash			
	VAL:		YVA:	EXT:				
	STF:		EXA:	RF:		CSP:	CHT:	
	DLT:		PDR:	LDG:				
				CFE:				
TX\$:	INS\$:	WSG\$:	ELE\$:	HET\$:	OTX\$:	TEX\$:		
GSI\$:	VAC%:	GAI\$:	EXP\$:	NOI\$:	CAP%:	GRM%:		
OTVP:		SOC: 5.0		LAG:	Peter Rivera - Ph:(360) 675-5811 x4132 (Office)			
PTS:	(360) 679-0215			LO:	Coldwell Banker Koetje R.E. - Ph:(360) 675-5915			
OWN:	Wilson	OPH:	(360) 679-4860	CLA:				
KEY:	See Remarks, View With Discretion			CLO:				
Agent Only Remarks:		Please view with discretion. Direct all questions and schedule all showing with Listing Agent.						
Directions:		Deception Pas (SR20)->Oak Harbor->L@Pioneer Way-> Dave's Bistro on Left.						
Marketing Remarks:		Well established and striving Bistro in Historic Downtown Oak Harbor. Interior decor with painted murals enhance the dining ambiance. Prime location in the Old Town Mall. Solid customer base. Lots of street parking and large parking lot behind the Old Town Mall. Prime location for all downtown events: parades, sidewalk activities, car shows, waterfront carnivals, etc.						

Listing # **25172926****321 SE Pioneer Wy , Oak Harbor 98277**Status: **Sold**LP: **\$65,000**LT: **BLK:**CMTY: **City Of Oak Harbor**

ACR:

AR: **813**SP: **\$60,000**

LSZ:

MAP: **95**GRD: **D-5**OLP: **\$65,000**YBT: **0**HOD: **\$0**TX#: **00000000001**StatDt: **01/20/2006**

OSF:

TX\$:

YR:

LD: **11/22/2005**

WSF:

Right of First Refusal:

Sell Concess:

SIZ:

STY:

PKC: **0**

ENS:

PKU: **50**

HTC:

BDC: **Very Good**

GZC:

VAL:

TRM: **Cash**

VAL:

EXT:

STF:

RF:

CSP:

CHT:

DLT:

LDG:

CFE:

TX\$:

INS\$:

WSG\$:

ELE\$:

HET\$:

OTX\$:

TEX\$:

GSI\$:

VAC%:

GAI\$:

EXP\$:

NOI\$:

CAP%:

GRM%:

OTVP:

SOC: **3.5**LAG: **Peter Rivera - Ph:(360) 675-5811 x4132 (Office)**PTS: **(360) 675-5915**LO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5915**OWN: **Thorne**OPH: **(360) 679-0215**CLA: **Richard Chong - Ph:(360) 632-6684 (Cellular)**KEY: **Call Listing Office, See Remarks**CLO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5915**

Agent Only Remarks:

All showing through L/A (360-675-5915 x231 or 360-632-6684.

Directions:

State Route 20->Pioneer Way (towards Old Town)->R@ City Beach St->Right on driveway behind Wells Fargo's parking lot.

Marketing Remarks:

Espresso/Coffee/Breakfast/Lunch - The Daily Grind is well established and located in a prime location; in the middle of shopping, banks and downtown business area. Close to parade routes and carnivals. Lots of parking available and views of city park and harbor. Popular gathering spot for locals and tourists alike; solid customer base.

Listing # **23155409****40751 SR 20 , Oak Harbor 98277**Status: **Sold**LP: **\$425,000**LT: **BLK:**

CMTY:

ACR: **0.940**AR: **813**SP: **\$350,000**LSZ: **40,946**MAP: **72**GRD: **A-2**OLP: **\$475,000**YBT: **2000**HOD: **\$0**TX#: **R13435-249-2730**StatDt: **01/28/2005**OSF: **500**TX\$: **\$0**YR: **0**LD: **01/26/2003**

WSF:

Right of First Refusal:

Sell Concess:

SIZ: **2,700**STY: **60 - Comm Bldg Und 10K**PKC: **0**ENS: **Electric, Propane**PKU: **0**HTC: **Stove/Free Standing**BDC: **Very Good**GZC: **See Remarks**VAL: **\$149,453**TAV: **\$2,002**TRM: **Cash**VAL: **\$301,299**YVA: **\$450,752**EXT: **See Remarks, Stone**STF: **0**

EXA:

RF: **Metal**

CSP:

CHT:

DLT: **0**

PDR:

LDG:

CFE: **Disabled Access, Signage Included**

TX\$: \$0	INS\$: \$0	WSG\$: \$0	ELE\$: \$0	HET\$: \$0	OTX\$: \$0	TEX\$: \$0
GSIS\$: \$0	VAC%: 0%	GAI\$: \$0	EXP\$:	NOI\$: \$0	CAP%: 0.0%	GRM%: 0%

OTVP:	SOC: 3	LAG: Dan Carter - Ph:(360) 675-5915 x225 (Office)
PTS: (360) 675-5915		LO: Coldwell Banker Koetje R.E. - Ph:(360) 675-5915
OWN: Evergreen Community	OPH: (206) 577-1421	CLA: Peter Rivera - Ph:(360) 675-5811 x4132 (Office)
KEY: Call Listing Office, See Remarks		CLO: Coldwell Banker Koetje R.E. - Ph:(360) 675-5915

Agent Only Remarks: **Call Listing Agent for Access!**Directions: **From Deception Pass Bridge, south to property on SR 20.**Marketing Remarks: **Gateway to Deception Pass State Park. Great Location. Gas fireplace with river rock chimney. Beautiful log building set up for espresso, gift store, visitor center. Two well appointed bathrooms. Over 2700 sq ft of space. Loft area for office or could be living space. Zoned Rural Village.**

Listing # 20133436

32070 State Route 20 , Oak Harbor 98277

Status: Sold

LP: \$1,030,000

LT: 2&3

BLK: SP

CMTY:



ACR: 1.327

AR: 813

SP: \$965,000

LSZ: 57,804

MAP: 75

GRD: D-4

OLP: \$1,030,000

YBT: 1989

HOD: \$0

TX#: S7600

StatDt: 06/27/2003

OSF: 4,675

TX\$: \$3,904

YR: 2000

LD: 11/01/2000

WSF: 2,641

Right of First Refusal:

Sell Concess:

SIZ: 7,316

STY: 60 - Comm Bldg Und 10K

PKC: 0

ENS: Natural Gas

PKU: 0

HTC: Forced Air

BDC: Very Good

GZC: Business, Commercial, Office

VAL: \$399,757

TAV: \$2,000

TRM: Conventional

VAL: \$449,558

YVA: \$849,315

EXT: Wood

STF: 5480

EXA:

RF: See Remarks

CSP:

CHT:

DLT: 0

PDR:

LDG:

CFE: Signage Included

TX\$: \$3,904 INS\$: \$898 WSG\$: \$0 ELE\$: \$0 HET\$: \$0 OTX\$: \$4,223 TEX\$: \$9,026

GSI\$: \$89,170 VAC%: 0% GAI\$: \$89,170 EXP\$: NOI\$: \$80,144 CAP%: 8.0% GRM%: 12%

OTVP: SOC: 2.5 LAG: Peter Rivera - Ph:(360) 675-5811 x4132 (Office)

PTS: (360) 675-5915 LO: Coldwell Banker Koetje R.E. - Ph:(360) 675-5915

OWN: OTI OPH: (360) 675-5811 CLA:

KEY: Appointment, Call Listing Office, View With Discretion CLO:

Agent Only Remarks: Please View With Discretion. Call Lanny Or Pete At 1-800-869-7129 To Show. More At
 Www.Whidbeyfidalgo.Com/Oaktree Lot 3's Address Is 275 Cabot Drive. (Cla: Lanny Nienhuis 360.675.5811
 X227)

Directions: I5->sr20->deception Pass->oak Harbor->I@cabot Dr->left Into Oak Tree Village(Pot Belly Deli, National City
 Mtg)

Marketing Remarks: Attractive Buildings Located In A Prime Location On The Corner Of State Route 20 And Cabot Drive In The
 Heart Of Oak Harbor With High Visibility And High Caliber Business Neighbors Within Oak Tree Village And
 Surrounding Business District. Lot 3's Address Is 275 Cabot Drive.