

OFFERING MEMORANDUM

Offered At \$ 1,500,0000

**318 MAIN STREET
EDMONDS, WA 98020**

HISTORIC EDMONDS BOWL



Building Square Footage	4,290
Lot Size	.11 ACRES
Year Built	1910
County	Snohomish
Parcel Number	00434401600501
Zoning	Downtown Retail Core
2020 Property Taxes	\$7,830.
2020 Property Insurance	\$2,096.
2020 Additional Expenses	\$3,003.

Price	\$1,500,000
Cap Rate	3.93
Projected 2020 GOI	\$72,000
Projected 2020 OX	\$12,929
Projected 2020 NOI	\$59,071
Lease Termination	9/30/2023
Option	1 - 5 year at Market Rate



BRADLEY COMMERCIAL
REAL ESTATE

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Bradley Commercial Real Estate LLC (BCRE LLC) is pleased to present 318 Main St, located in Edmonds, Washington. The property is leased to House Wares Inc, with a modified gross lease. The property is located in the heart of the historic downtown of Edmonds, Washington, in Snohomish County.

318 Main Street is a five minute walk to the Edmonds-Kingston Ferry Terminal, and an equal distance to the Edmonds Station for the Amtrak and the Sounder Everett - Seattle train.



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Edmonds, a vibrant city located just 15 miles north of Seattle and 18 miles south of Everett, is easy to reach by Amtrak and Sound Transit commuter rail, Community Transit buses, Washington State Ferries, automobiles and bicycles. Edmonds was a well-established town by the turn of the century and the present urban form preserves many characteristics of its historic origins. The community's location along the west-facing slopes of Puget Sound provides many amenities, including extensive views of the water and Olympic Mountains, access to four beaches and waterfront parks, and convenient access to a compact, walkable downtown area.

<http://www.edmondswa.gov/homepage/about-edmonds.html>



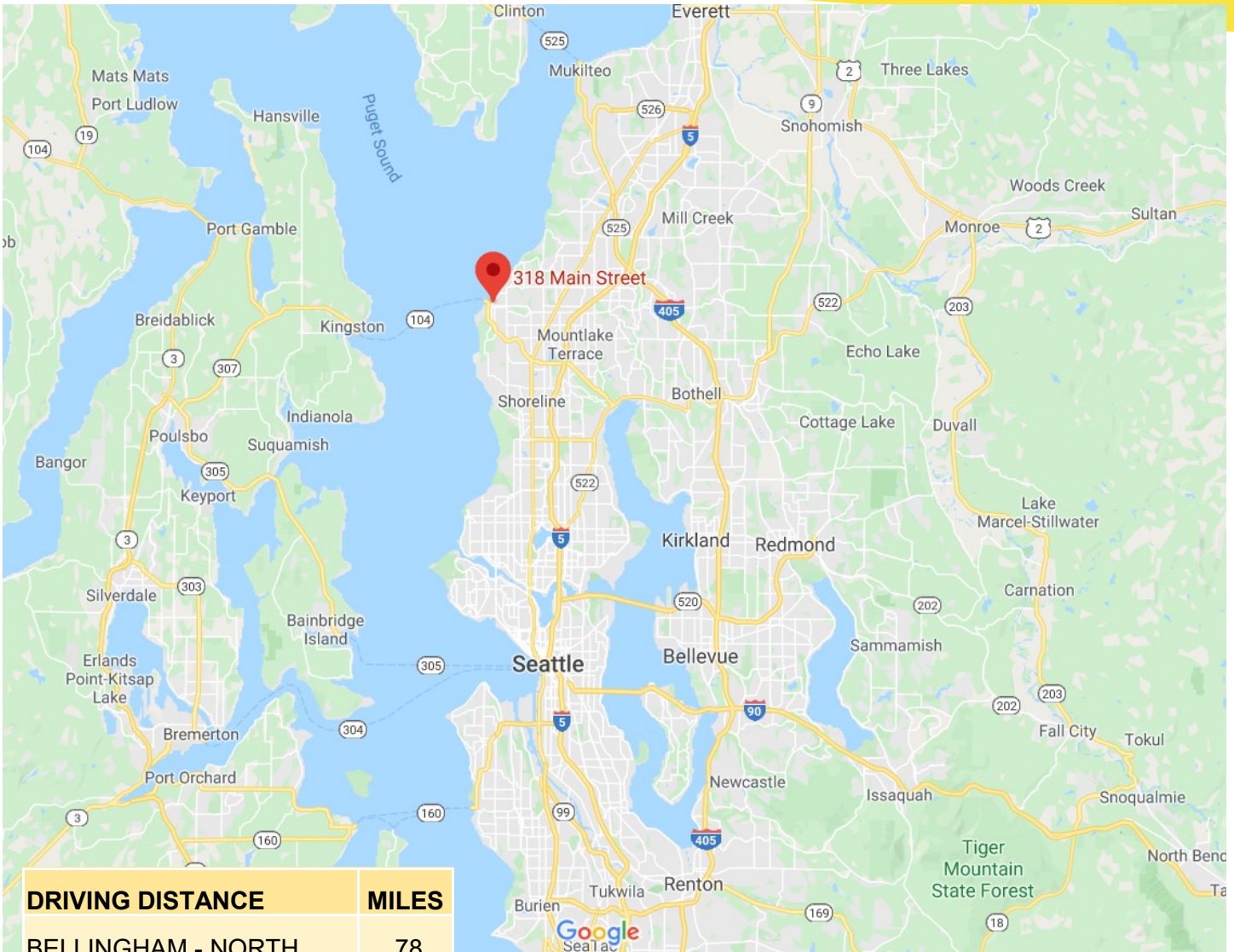
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DRIVING DISTANCE	MILES
BELLINGHAM - NORTH	78
MOUNT VERNON - NORTH	51
MARYSVILLE - NORTH	24
EVERETT - NORTH	18
SEATTLE - SOUTH	17
BELLEVUE - SOUTH	25
RENTON - SOUTH	30
TACOMA - SOUTH	51



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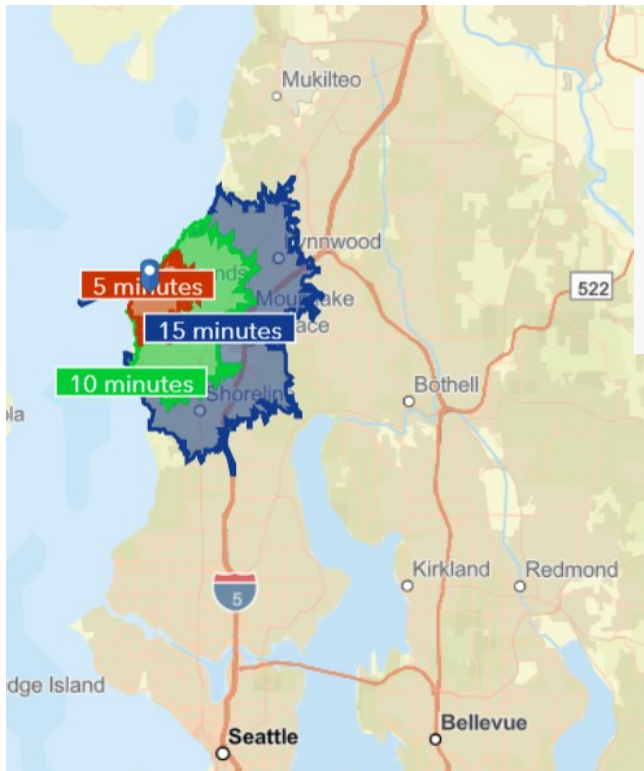
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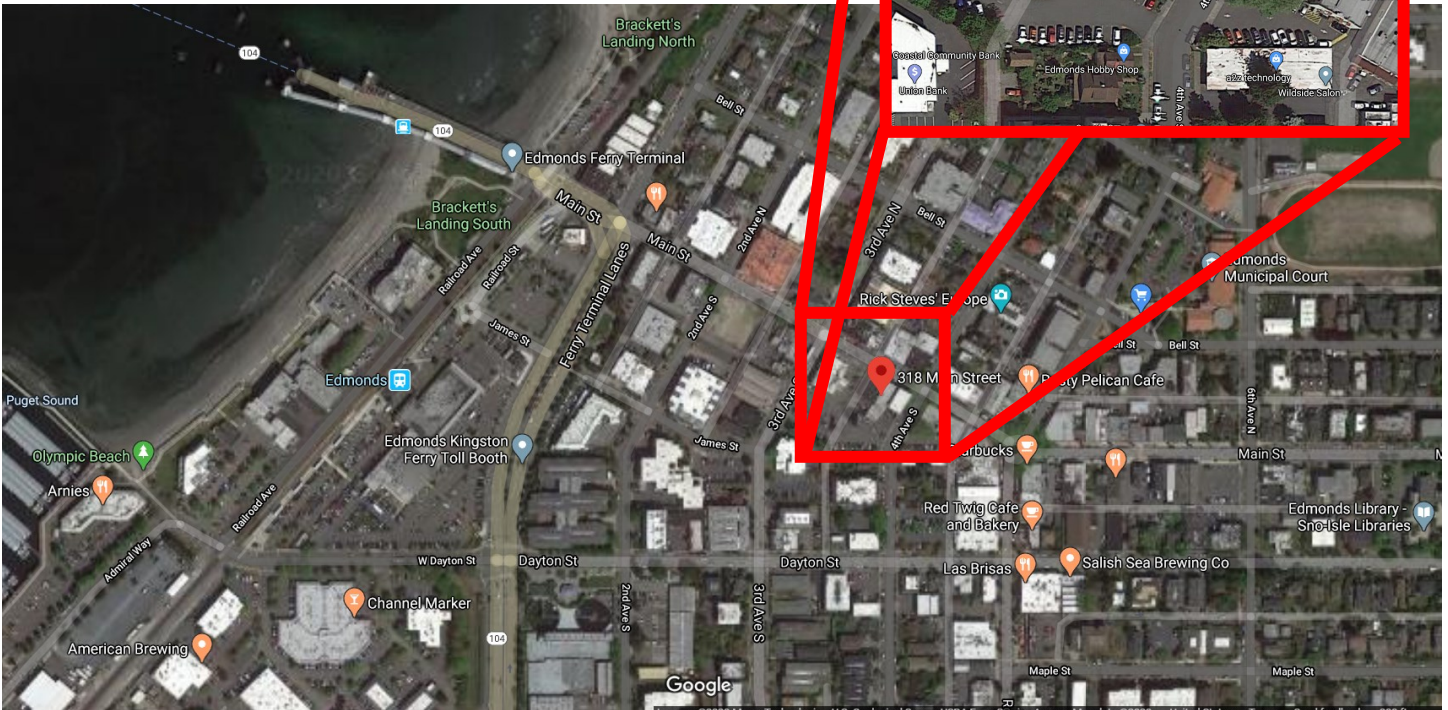
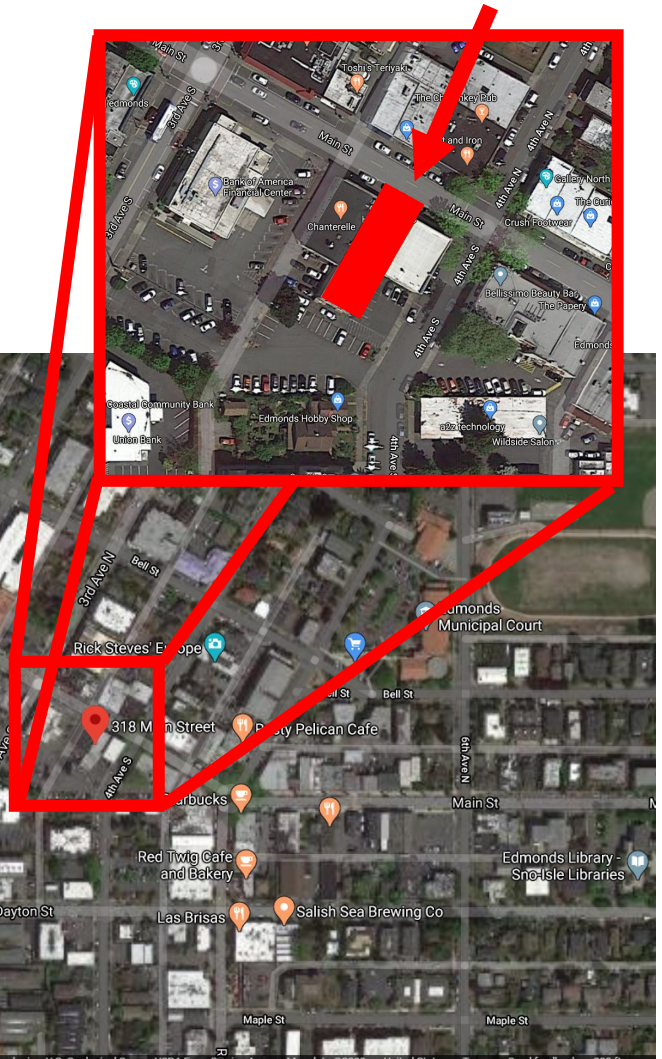
5, 10, 15 minutes drive time bands

Drive time band of 0 - 5 minutes

Drive time band of 5 - 10 minutes

Drive time band of 10 - 15 minutes

SUBJECT



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