

CBA 600445

228 W North Bend Way | North Bend WA 98045

4,952 SF

# McCLELLAN BUILDING



**COOK**  
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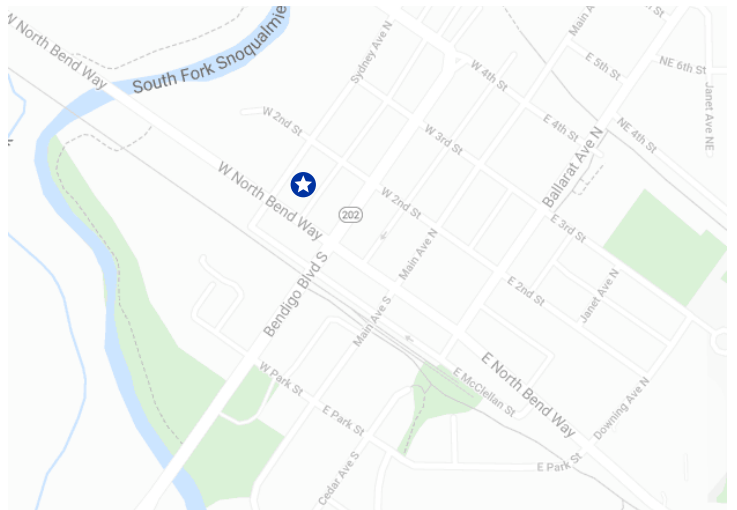
# McCLELLAN BUILDING



## Historic McClellan Building Downtown North Bend

LISTING PRICE: \$1,749,900

Celebrating a century of history, the historic McClellan Building has been renovated in accordance with modern building standards & King County Landmark requirements. Renovations include a new 30-year commercial vinyl roof, new windows, new stucco, new HVAC & complete remodeling of the first floor retail spaces including plumbing, electrical & insulation. The building has been remodeled from top to bottom providing an essentially maintenance-free building. Increasing market rents provide for great financial growth with CAP rates increasing year after year.



THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE BUT IS NOT GUARANTEED.



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## LISTING DETAILS:

Square Feet	4,952
\$/SF	\$ 353.29
# Units	6 Studio / 2 Retail
Property Type	Mixed Use
NOI	\$90,571
CAP Rate	5.18% / 6.21%+
Tax ID	784670-0826
Parking Spaces	6

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## FEATURES:

- Downtown Commercial (DC) Zoning, including Church/Religious Facility, Mixed-Use, Restaurant, School, Showroom, Special Use, Street Retail, Executive Suite, Salon/Spa, Bank, Bar/Tavern/Night Club
- Built in 1918, completely renovated by 2018
- Near a large city parking lot with plenty of additional parking
- Street leads eastbound traffic to the popular Snoqualmie Casino
- Two new retail tenants: Wildflower Bistro & Jazz Clubs NW
- 3-year and 5-year respective step leases NNN
- Professionally managed



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