

CMA Detail Report



Custom Plus Building
 49 37th St NW Auburn WA 98001 King County
 Sale Price: \$ 0

\$/SF:	\$ 0.00
Date Sold:	08/31/2020
Research Confirmed:	No -

Property Description:

Property Characteristics

Total Building SQFT:	43,653
Total Building NRA:	43,653
Year Built:	1982
Year Renovated:	1990
Number of Floors:	1
Number of Elevators:	
Total Office SQFT:	2,935
Total Industrial SQFT:	40,718
Total Lot SQFT:	106,237
Total Acres:	2.44
Number of Buildings:	1

Parcel:	8855500030
Market Area:	410 - Auburn
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	8
Rail Doors:	
Truck Doors:	1
Min Clearance:	24
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	Valley Business Park
Zoning:	M1
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	
Sale Price:	\$ 0
\$/SF:	\$ 0.00
\$/Land SF:	\$ 0.00
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Financial (Investment)

Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ N/A
Lender:	
Financing Notes:	

Prior Sale

Document Number:	
Prior Sale Price:	\$ N/A

Buyer & Seller Information

Buyer Information

Buyer:	
Buyer Broker(s):	Bruce Clarkson

Seller Information

Seller:	Bruce Clarkson
Listing Broker(s):	The Andover Company, Inc. 900 SW 16th Street, Suite 100 Renton WA 98057 (206) 399-6218

Additional Information

Notes:	
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CMA Detail Report



Park 280 - Building A
 4826 B Street N Auburn WA 98001 King County
 Sale Price: \$ 3,535,000

\$/SF:	\$ 174.91
Date Sold:	09/25/2020
Research Confirmed:	No - 09/29/2020

Property Description:
A light manufacturing building on a 1 acre lot in Auburn.

Property Characteristics

Total Building SQFT:	20,210
Total Building NRA:	20,210
Year Built:	2002
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	20,210
Total Lot SQFT:	43,560
Total Acres:	1
Number of Buildings:	1

Parcel:	9360000163
Market Area:	440 - Kent
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	7
Min Clearance:	24
Max Clearance:	24
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	Park 280
Zoning:	M1
Total Parking:	

Sale & Financial Information

Sale Information	
Document Number:	20200925003088
Sale Price:	\$ 3,535,000
\$/SF:	\$ 174.91
\$/Land SF:	\$ 81.15
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Financial	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 93,280
Lender:	US Bank NA
Financing Notes:	

Prior Sale	
Document Number:	20020624003159
Prior Sale Price:	\$ 280,000

Buyer & Seller Information

Buyer Information	
Buyer:	The Evalina Building LLC Vitaliy Kalchik 4826 B St NW Auburn WA 98032
Buyer Broker(s):	

Seller Information	
Seller:	Gator N.W., LLC 3406 Via Lido #1A #390 Newport Beach CA 92663
Listing Broker(s):	

Additional Information

Notes: This parcel is zoned Light Industrial, City of Auburn.

CMA Detail Report



Sunrise Property
 703 Central Ave S Kent WA 98032 King County
 Sale Price: \$ 1,800,000

\$/SF:	\$ 192.97
Date Sold:	08/13/2020
Research Confirmed:	No - 09/04/2020

Property Description:	
A .74 acre lot in Kent with a 4,356 sf retail building, a 3,192 sf storage warehouse, and a 1,780 sf single family residence.	

Property Characteristics

Total Building SQFT:	9,328
Total Building NRA:	9,328
Year Built:	1951
Year Renovated:	1995
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	3,192
Total Retail SQFT:	4,356
Total Residential SQFT:	1,790
Total Lot SQFT:	32,109
Total Acres:	0.73712
Number of Buildings:	3

Parcel:	3828000395
Additional Parcel(s):	3828000415
Market Area:	440 - Kent
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	2
Min Clearance:	11
Max Clearance:	11
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	CM2
Total Parking:	

Sale & Financial Information

Sale Information	
Document Number:	20200813001538
Sale Price:	\$ 1,800,000
\$/SF:	\$ 192.97
\$/Land SF:	\$ 56.06
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Financial (Investment)	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ 1,400,000
Excise Tax:	\$ 35,555
Lender:	Harborstone Credit Union
Financing Notes:	

Prior Sale	
Document Number:	20070629002322
Prior Sale Price:	\$ 1,150,000

Buyer & Seller Information

Buyer Information	
Buyer:	Tiny Tots Development Center Clarissa Scott, Geneva Kidd et al 8318 Renton Ave S Seattle WA 98118
Buyer Broker(s):	

Seller Information	
Seller:	710 Central Ave S LLC PO Box 1944 Buckley WA 98321
Listing Broker(s):	

Additional Information

Notes: This transaction was a multi-parcel sale. Parcel #3828000395 is a .57 acre lot with a 4,356 sf retail building and a 3,192 sf storage warehouse. Parcel #3828000415 is a .17 acre lot with a 1,780 sf single family residence. These parcels are zoned Commercial Manufacturing 2, City of Kent.

CMA Detail Report



Sunglo Building
25121 74th Ave S Kent WA 98032 King County
Sale Price: \$ 2,150,000

\$/SF:	\$ 215.15
Date Sold:	09/01/2020
Research Confirmed:	No - 09/03/2020

Property Description:
A Kent manufacturing warehouse with 2 drive-in doors and heavy power on a .98 acre lot.

Property Characteristics

Total Building SQFT:	9,993
Total Building NRA:	9,993
Year Built:	1999
Year Renovated:	2000
Number of Floors:	1
Number of Elevators:	
Total Office SQFT:	2,100
Total Industrial SQFT:	7,893
Total Lot SQFT:	42,902
Total Acres:	0.98
Number of Buildings:	1

Parcel:	2611000100
Market Area:	440 - Kent
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	2
Min Clearance:	20
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	Foster Industrial Park
Zoning:	M2
Total Parking:	

Sale & Financial Information

Sale Information	
Document Number:	20200901000964
Sale Price:	\$ 2,150,000
\$/SF:	\$ 215.15
\$/Land SF:	\$ 50.11
Exchange:	Yes
Days on Market:	97
Conditions of Sale:	

Prior Sale	
Document Number:	20150415001446
Prior Sale Price:	\$ 1,100,000

Financial	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 46,930
Lender:	Wells Fargo Bank
Financing Notes:	

Buyer & Seller Information

Buyer Information	
Buyer:	Ham Holdings, LLC Tyler Murphy 22717 72nd Ave S #B108 Kent WA 98032
Buyer Broker(s):	

Seller Information	
Seller:	Sunglo Building LLC 7330 W Mercer Way Mercer Island WA 98040
Listing Broker(s):	Jeff Forsberg, CCIM Connor Powell NAI Puget Sound Properties 600 108th Ave NE Suite 340 Bellevue WA 98004 (425) 586-5610

Additional Information

Notes: This parcel is zoned Limited Industrial District, City of Kent.

CMA Detail Report



Dowell Building
 760 Central Ave N Kent WA 98032 King County
 Sale Price: \$ 1,700,000

\$/SF:	\$ 202.86
Date Sold:	09/21/2020
Research Confirmed:	No - 09/24/2020

Property Description:
A 8,380 sf warehouse with dock high and drive-in loading on a 1.48 acre lot in Kent.

Property Characteristics

Total Building SQFT:	8,380
Total Building NRA:	8,380
Year Built:	1957
Year Renovated:	1985
Number of Floors:	1
Number of Elevators:	
Total Office SQFT:	1,300
Total Industrial SQFT:	7,080
Total Lot SQFT:	64,569
Total Acres:	1.48
Number of Buildings:	1

Parcel:	9147100155
Additional Parcel(s):	1322049054, 1322049134
Market Area:	440 - Kent
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	GCMU
Total Parking:	

Sale & Financial Information

Sale Information	
Document Number:	20200921001727
Sale Price:	\$ 1,700,000
\$/SF:	\$ 202.86
\$/Land SF:	\$ 26.33
Exchange:	Unknown
Days on Market:	846
Conditions of Sale:	

Financial (Owner User)	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 32,305
Lender:	Seller
Financing Notes:	

Prior Sale	
Document Number:	
Prior Sale Price:	\$ N/A

Buyer & Seller Information

Buyer Information	
Buyer:	760 Central LLC Doug & Linda Freyberg 2400 Brier Road Brier WA 98036
Buyer Broker(s):	Dave Baumer The Andover Company, Inc. 900 SW 16th Street, Suite 100 RentonWA98057 (206) 948-8779

Seller Information	
Seller:	Stephen & Jeannine Dowell 430 Glenwood Lane Kent WA 98030
Listing Broker(s):	Dave Baumer The Andover Company, Inc. 900 SW 16th Street, Suite 100 RentonWA98057 (206) 948-8779

Additional Information

Notes: This parcel is zoned General Commercial-Mixed Use, City of Kent.

CMA Detail Report



Independent Dealer Accessories
1213 4th Ave N Kent WA 98032 King County
Sale Price: \$ 2,500,000

\$/SF:	\$ 151.52
Date Sold:	09/14/2020
Research Confirmed:	Yes - 09/16/2020

Property Description:	
A clear-span warehouse with 5 grade level doors, 18' - 23' clear height, and a paint booth on a 1.24 acre lot in Kent	

Property Characteristics

Total Building SQFT:	16,500
Total Building NRA:	16,500
Year Built:	1991
Year Renovated:	2010
Number of Floors:	1
Number of Elevators:	0
Total Office SQFT:	1,500
Total Industrial SQFT:	15,000
Total Lot SQFT:	54,098
Total Acres:	1.24192
Number of Buildings:	1

Parcel:	3830900260
Market Area:	440 - Kent
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	0
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	M-3
Total Parking:	

Sale & Financial Information

Sale Information	
Document Number:	20200914000932
Sale Price:	\$ 2,500,000
\$/SF:	\$ 151.52
\$/Land SF:	\$ 46.21
Exchange:	No
Days on Market:	175
Conditions of Sale:	

Financial	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 58,305
Lender:	
Financing Notes:	
Cash transaction	

Prior Sale	
Document Number:	20110922000183
Prior Sale Price:	\$ 1,500,000

Buyer & Seller Information

Buyer Information	
Buyer:	Thetis, LLC Daniel Stabbert, Lindsay Sckorohod et al 2629 NW 54th St Seattle WA 98107
Buyer Broker(s):	Ernie Velton Reese Velton JSH Properties, Inc. 7325 166th Ave NE, Ste. F-260 RedmondWA98052 (425) 455-0500

Seller Information	
Seller:	Rivermax Investments, LLC 1213 4th Ave N Kent WA 98032
Listing Broker(s):	Matt McLennan Kidder Mathews 1201 Pacific Ave, Ste. 1400 TacomaWA98402 (253) 722-1458

Additional Information

Notes: The buyers purchased this property as owner users. They are planning to open a boat service and repair business onsite. The sale price was discounted by \$50,000 for deferred maintenance, roof and general maintenance. This parcel is zoned General Industrial District, City of Kent. Confirmed by Matt McLennan.

CMA Detail Report



West Valley @ South 212th
 21214 66th Ave S Kent WA 98032 King County
 Sale Price: \$ 13,485,000

\$/SF:	\$ 212.21
Date Sold:	09/15/2020
Research Confirmed:	No - 09/18/2020

Property Description:	
A storage warehouse on a 3.24 acre lot in Kent.	

Property Characteristics

Total Building SQFT:	63,546
Total Building NRA:	63,546
Year Built:	2016
Year Renovated:	
Number of Floors:	2
Number of Elevators:	
Total Office SQFT:	7,989
Total Industrial SQFT:	55,557
Total Lot SQFT:	141,200
Total Acres:	3.24
Number of Buildings:	1

Parcel:	1122049079
Market Area:	440 - Kent
anchors / Tenants:	Lazy Boy /
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	14
Rail Doors:	
Truck Doors:	
Min Clearance:	30
Max Clearance:	30
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	M1-C
Total Parking:	

Sale & Financial Information

Sale Information	
Document Number:	20200915000002
Sale Price:	\$ 13,485,000
\$/SF:	\$ 212.21
\$/Land SF:	\$ 95.50
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Financial (Investment)	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 441,530
Lender:	
Financing Notes:	

Prior Sale	
Document Number:	20160419001169
Prior Sale Price:	\$ 8,642,256

Buyer & Seller Information

Buyer Information	
Buyer:	Duke Realty 21214 66th Ave South LLC PO Box 40509 Indianapolis IN 46240
Buyer Broker(s):	

Seller Information	
Seller:	Washko Real Estate Holdings, LLC 21214 66th Ave S Kent WA 98032
Listing Broker(s):	

Additional Information

Notes: This property was purchased as an investment opportunity. The major tenant in the building is Lazy Boy. This parcel is zoned Industrial Park District, City of Kent.

CMA Detail Report



Iron Mountain Building
 19826 Russell Rd S Kent WA 98032 King County
 Sale Price: \$ 44,515,000

\$/SF:	\$ 161.09
Date Sold:	09/15/2020
Research Confirmed:	No - 09/17/2020

Property Description:	
A storage and distribution facility on 17.46 acres.	

Property Characteristics

Total Building SQFT:	276,330
Total Building NRA:	276,330
Year Built:	1981
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Office SQFT:	8,940
Total Industrial SQFT:	267,390
Total Lot SQFT:	760,420
Total Acres:	17.45684
Number of Buildings:	1

Parcel:	0222049052
Additional Parcel(s):	0222049012
Market Area:	440 - Kent
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	73
Rail Doors:	
Truck Doors:	
Min Clearance:	24
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	M1
Total Parking:	

Sale & Financial Information

Sale Information	
Document Number:	20200915002226
Sale Price:	\$ 44,515,000
\$/SF:	\$ 161.09
\$/Land SF:	\$ 58.54
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Financial (Owner User)	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 1,527,580
Lender:	
Financing Notes:	

Prior Sale	
Document Number:	20010516002215
Prior Sale Price:	\$ 11,000,000

Buyer & Seller Information

Buyer Information	
Buyer:	Centerpoint Russell, LLC CalPERS 1808 Swift Dr Oak Brook IL 60523
Buyer Broker(s):	

Seller Information	
Seller:	Iron Mountain Information Management LLC One Federal St, 7th Flr Boston MA 02110
Listing Broker(s):	

Additional Information

Notes: This property was purchased as an investment opportunity. The seller, Iron Mountain, is leasing back the property. This transaction was a multi-parcel sale. Parcel #0222049052 is an 11.7 acre lot with a 276,330 sf warehouse. Parcel #0222049012 is a 5.76 acre lot. These parcels are zoned Industrial Park, City of Kent.

CMA Detail Report



ECONO Box Building
 851 SW 34th St Renton WA 98055 King County
 Sale Price: \$ 29,500,000

\$/SF:	\$ 182.15
Date Sold:	08/07/2020
Research Confirmed:	Yes - 08/11/2020

Property Description:
A manufacturing and distribution complex on a 6.72 acre lot in Renton.

Property Characteristics

Total Building SQFT:	171,710
Total Building NRA:	161,950
Year Built:	1996
Year Renovated:	
Number of Floors:	1
Number of Elevators:	0
Total Office SQFT:	19,800
Total Industrial SQFT:	142,150
Total Lot SQFT:	292,581
Total Acres:	6.72
Number of Buildings:	1

Parcel:	1253810270
Market Area:	460 - Tukwila
anchors / Tenants:	Apperson, Seattle Packing /
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	0
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	IL
Total Parking:	

Sale & Financial Information

Sale Information	
Document Number:	20200807000706
Sale Price:	\$ 29,500,000
\$/SF:	\$ 182.15
\$/Land SF:	\$ 100.83
Exchange:	No
Days on Market:	149
Conditions of Sale:	

Financial (Investment)	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 1,002,055
Lender:	
Financing Notes:	
Cash transaction	

Prior Sale	
Document Number:	20070119000417
Prior Sale Price:	\$ 7,271,100

Buyer & Seller Information

Buyer Information	
Buyer:	GWL Direct 851 SW 34th LLC EverWest Real Estate Investors 1099 18th St #2900 Denver CO 80202
Buyer Broker(s):	None

Seller Information	
Seller:	Adventure '95 Holdings LLC 1000SW 43rd St Renton WA 98057
Listing Broker(s):	Arie Salomon, CCIM Jeff Forsberg, CCIM Connor Powell NAI Puget Sound Properties 600 108th Ave NE Suite 340 BellevueWA98004 (425) 246-9280

Additional Information

Notes: This property was purchased as an investment opportunity. At the time of the sale, Alliance Packaging was the sole tenant in the building occupying 52% of the NRA. This parcel is zoned Light Industrial, City of Renton. Confirmed by Arie Salomon.

CMA Detail Report



Washington Color & Chemical
 401 Evans Black Dr Tukwila WA 98188 King County
Sale Price: \$ 3,525,000

\$/SF:	\$ 187.64
Date Sold:	09/15/2020
Research Confirmed:	No - 09/16/2020

Property Description:
A distribution warehouse with office space on a .8 acre lot in Tukwila.

Property Characteristics

Total Building SQFT:	18,786	Parcel:	0223100033
Total Building NRA:	18,786	Market Area:	460 - Tukwila
Year Built:	1966	Anchor / Tenants:	/
Year Renovated:	1982	Down Payment:	\$ N/A
Number of Floors:	1	Payments (\$/mo):	\$ N/A
Number of Elevators:	0	Dock High Doors:	
Total Office SQFT:	6,256	Rail Doors:	
Total Industrial SQFT:	12,530	Truck Doors:	
Total Lot SQFT:	34,800	Min Clearance:	0
Total Acres:	0.7988981	Max Clearance:	
Number of Buildings:	1	Property Type:	Industrial
		Office Type:	Single Tenant
		Office Class:	
		Park Name:	
		Zoning:	TUC-TOD
		Total Parking:	

Sale & Financial Information

Sale Information		Financial	
Document Number:	20200915001237	Gross Income:	\$ N/A
Sale Price:	\$ 3,525,000	Vacancy %:	0.00 %
\$/SF:	\$ 187.64	Operating Expense:	\$ N/A
\$/Land SF:	\$ 101.29	Net Oper Income:	\$ 0
Exchange:	Unknown	Cap Rate:	
Days on Market:		Balance:	\$ N/A
Conditions of Sale:		Excise Tax:	\$ 92,930
		Lender:	Columbia State Bank
		Financing Notes:	

Prior Sale

Document Number:	198711171344
Prior Sale Price:	\$ 675,000

Buyer & Seller Information

Buyer Information		Seller Information	
Buyer:	Binary Sea LLC Peter Norman PO Box 52865 Bellevue WA 98015	Seller:	Rainbow Associates, LLC 22820 148th Ave SE Kent WA 98042
Buyer Broker(s):		Listing Broker(s):	

Additional Information

Notes: This parcel is zoned Tukwila Urban Center-TOD, City of Tukwila.

CMA Detail Report



American Services Building
 15665 Nelson Pl Tukwila WA 98188 King County
 Sale Price: \$ 3,000,000

\$/SF:	\$ 187.50
Date Sold:	09/30/2020
Research Confirmed:	No - 10/02/2020

Property Description:	
A light manufacturing warehouse on a .91 acre lot in Tukwila.	

Property Characteristics

Total Building SQFT:	16,000
Total Building NRA:	16,000
Year Built:	1969
Year Renovated:	1985
Number of Floors:	1
Number of Elevators:	
Total Office SQFT:	2,000
Total Industrial SQFT:	14,000
Total Lot SQFT:	39,774
Total Acres:	0.91
Number of Buildings:	1

Parcel:	0005800034
Market Area:	460 - Tukwila
Anchor / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	2
Rail Doors:	
Truck Doors:	1
Min Clearance:	16
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	TUC
Total Parking:	

Sale & Financial Information

Sale Information	
Document Number:	20200930003500
Sale Price:	\$ 3,000,000
\$/SF:	\$ 187.50
\$/Land SF:	\$ 75.43
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Financial (Owner User)	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 74,555
Lender:	
Financing Notes:	

Prior Sale	
Document Number:	20060404000371
Prior Sale Price:	\$ 1,350,000

Buyer & Seller Information

Buyer Information	
Buyer:	BBV-ACT3, LLC James Brinton 13007 167th Ave NE Redmond WA 98052
Buyer Broker(s):	

Seller Information	
Seller:	Doremus Family Holdings LLC 6457 Lke Washington Blvd SE Newcastle WA 98056
Listing Broker(s):	

Additional Information

Notes: This parcel is zoned Tukwila Urban Center-TOD, City of Tukwila.

CMA Detail Report



Seahurst Building Materials
 1000 SW 149th St Burien WA 98166 King County
 Sale Price: \$ 2,400,000

\$/SF:	\$ 231.93
Date Sold:	08/27/2020
Research Confirmed:	No - 09/02/2020

Property Description:	
A 2-story storage warehouse with office space on a 1.05 acre lot in Burien.	

Property Characteristics

Total Building SQFT:	10,348
Total Building NRA:	10,348
Year Built:	1996
Year Renovated:	2001
Number of Floors:	2
Number of Elevators:	
Total Office SQFT:	4,539
Total Industrial SQFT:	5,809
Total Lot SQFT:	45,864
Total Acres:	1.05
Number of Buildings:	1

Parcel:	1899400120
Additional Parcel(s):	1899400090, 1899400125
Market Area:	420 - Burien/Normandy Park
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	4
Rail Doors:	
Truck Doors:	1
Min Clearance:	20
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	CC-1
Total Parking:	

Sale & Financial Information

Sale Information	
Document Number:	20200827001539
Sale Price:	\$ 2,400,000
\$/SF:	\$ 231.93
\$/Land SF:	\$ 52.33
Exchange:	Unknown
Days on Market:	388
Conditions of Sale:	

Financial	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 55,055
Lender:	US Metro Bank
Financing Notes:	

Prior Sale	
Document Number:	20050531001687
Prior Sale Price:	\$ 1,200,000

Buyer & Seller Information

Buyer Information	
Buyer:	Regroup Tradesman LLC Kai Wong 1506 NE 17th St Renton WA 98059
Buyer Broker(s):	Daniel Mathews Kidder Mathews 12886 Interurban Ave. S. SeattleWA98168 (206) 248-7308

Seller Information	
Seller:	Cedar Riverside LLC 18830 215th Ave SE Maple Valley WA 98038
Listing Broker(s):	Daniel Mathews Kidder Mathews 12886 Interurban Ave. S. SeattleWA98168 (206) 248-7308

Additional Information

Notes: This transaction was a multi-parcel sale. Parcel #1899400090 is a .7 acre lot. Parcel #1899400120 is a .17 acre lot with a 10,348 sf warehouse with office space. Parcel #1899400125 is a .17 acre lot. These parcels are zoned Community Commercial 1, City of Burien.