



Shoreline Family Auto
15544 Aurora Ave N, Seattle, WA 98133

TITLE ORDER #23001252-SC

BUILDING / LAND / BUSINESS

Located in the heart of Shoreline, this beautiful location can support a new development, the existing and flourishing business, or transform the current infrastructure into the business of your dreams.

\$6,400,000

SBA on Approved Credit

HIGHLIGHTS

CAP rate of 8.8%

With current business net of almost 600k /yr

26,647 SF lot

Keep existing business or develop something new

Endless Possibilities

Zoned for Mixed-Use Commercial

On Busy Thoroughfare

Aurora Ave N is the main Arterial through N Seattle

Surrounded By Green Space

Your development can harness the surrounding beauty

Infrastructure Ready - 2 businesses on lot

Established utilities already accessible

CONRAD A TOPACIO 206.669.0576 | conrad@vantageseattle.com

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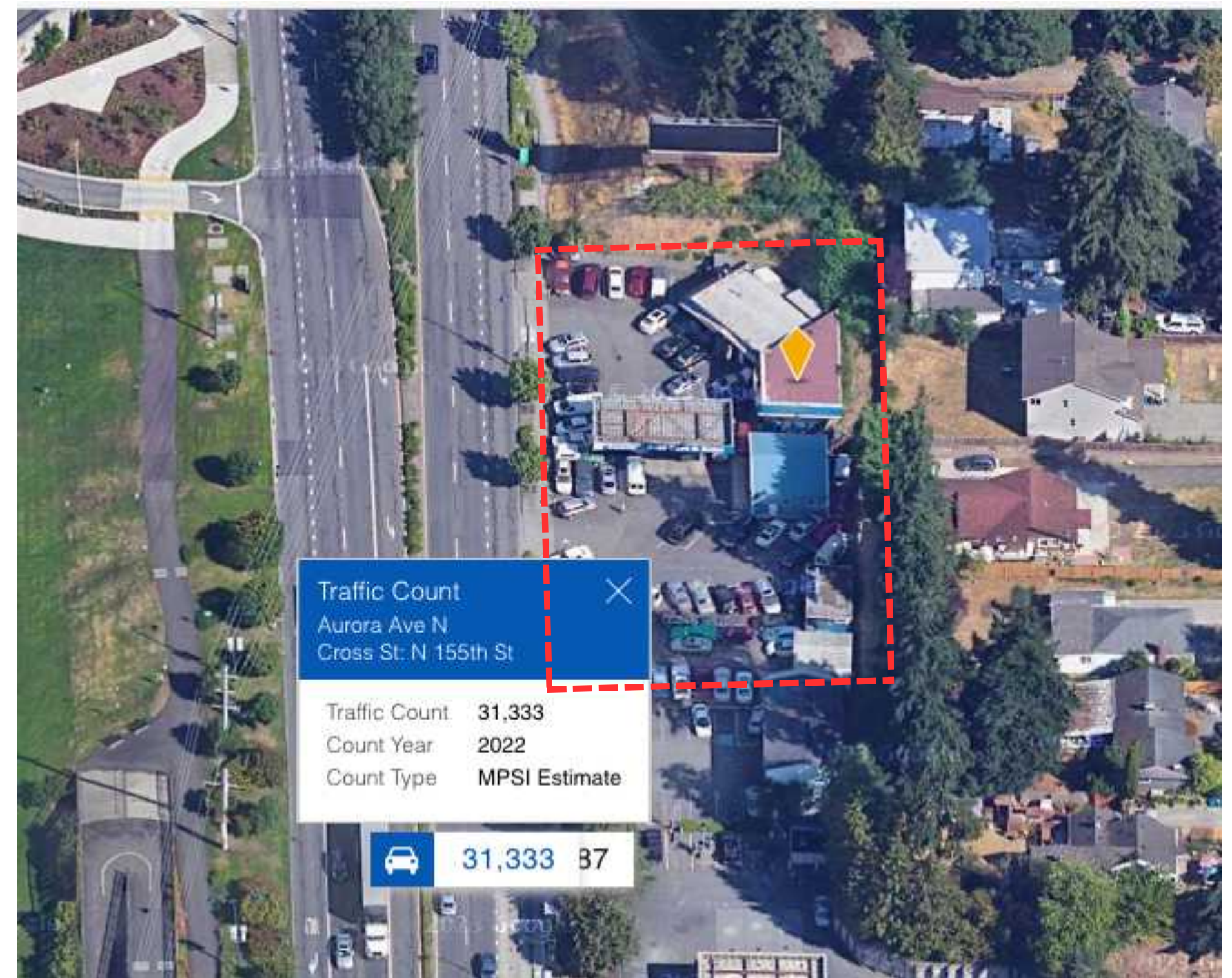
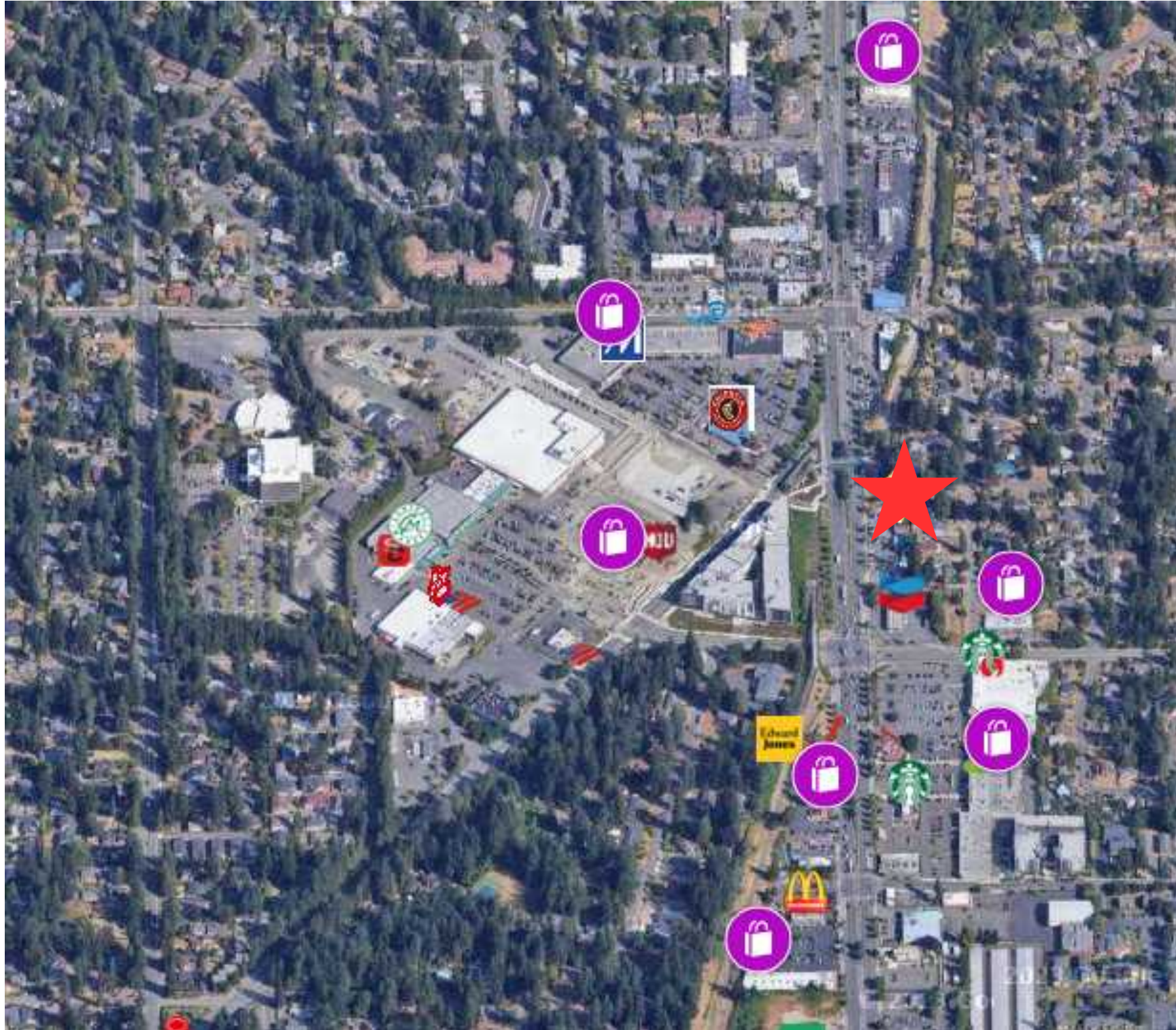


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EXISTING BUSINESS

Positioned in a scenic and accessible area, Shoreline Family Auto is in a great location for convenience to both residents and travelers, with potential for expanding market reach and increasing customer visits.

Known as a reliable, family-friendly business, Shoreline has become a go-to auto care provider, with customers returning year after year for everything from routine maintenance to car purchases.

Shoreline Family Auto’s success is backed by a solid financial history, with strong revenue and consistent customer retention rates. Its predictable cash flow makes it a secure investment, with potential for further profitability through targeted marketing and service expansion. One of current owners willing to stay on as employee.

Sales	2020	2021	2022	2023	2024
Gross Sales	\$1,242,320	\$1,341,869	\$1,185,669	\$1,294,742	\$1,313,104
SDEI * *inclusive of owner’s salary and Rental income	\$537,227	\$598,450	\$484,127	\$519,649	\$564,997
*Owner’s Salary	\$75,069	\$161,000	\$144,000	\$144,000	\$144,000
*Rental Income	\$48,000	\$44,000	\$45,000	\$45,000	\$32,000

Full Infrastructure and Fixtures List [HERE](#)



26,647 SF AVAILABLE - land

**Existing Buildings have
2365 SF of rentable space**

Whether you're aiming to establish a thriving retail outlet, an innovative tech startup, a cozy cafe, or any other business endeavor, 15544 Aurora Ave N provides versatile spaces that can be tailored to your specific needs. With an array of room layouts and sizes, you'll have the freedom to design a space that perfectly aligns with your vision.

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26,647 SF
AVAILABLE

Situated in the heart of Shoreline, with excellent visibility and accessibility, making it a hotspot for both local residents and visitors. Its proximity to major roads, public transportation, and bustling commercial hubs ensures a steady stream of potential customers and clients.

Phase 1
completed 2000

Additional rental
income from
tenant \$45,000
per year.

Existing Buildings
have 2365 SF
of rentable space

Land		
Land Use:	186 - Service Station	
Zoning:	Shoreline-MB - Mixed Business	Map Grid: 504~J1
Sewer:	PUBLIC	View:
Water:	PUBLIC	Recreation:
Watershed:	1711001204 - Lower Sammamish River	Neighborhood: 14-80
School District:	Shoreline	Primary School: Parkwood Elementary
Middle School:		Albert Einstein Middle School
High School:	Shorewood High School	
Improvement		
Year Built:	1955 (1980)	Total Units:
Building Name:		SHORELINE FAMILY AUTO CARE AND SALES
Stories:	1	Bedrooms:
Full Baths:		3/4 Baths:
Fin SqFt:	2,365	Bsmt Fin/Unfin:
Buildings:	3	Condition:
Garage SqFt:		Carport SqFt:
Deck SqFt:		Porch SqFt:
Bathrooms:		
Half Baths:		
Basement Desc:		
Fireplace:		
Heat:	FORCED AIR UNIT	
Patio SqFt:		

26,647 SF
of LAND
AVAILABLE

King County Parcel Information



Parcel Information

Parcel: 6885900010
Site Address: 15544 Aurora Ave N
Shoreline WA 98133
Owner: Harb, Hwayda
Harb, Sona
22502 60th Ave W
Mountlake Terrace WA 98043
Twn/Range/Section: 26N / 04E / 18 / NE
Parcel Size: 0.61 Acres (26,647 SqFt)
Plat/Subdivision: Powells Trs
Plat Volume/Page: 18 / 96
Lot: 2-3-4-5
Block: 1
Census Tract/Block: 021000 / 4014
Waterfront:
Waterfront Access Rights: false
Frontage Feet:
Levy Code: 2263
Levy Rate: 9.6796 (2023)
Total Value: \$1,866,200.00 (2023)
Total Land Value: \$1,865,200.00
Total Impr Value: \$1,000.00
Taxable Value: \$1,866,200.00

Tax Information

Tax Year	Annual Tax
2023	\$21,910.10
2022	\$22,234.12
2021	\$23,938.76

Legal

POWELLS 1/4-ACRE TRS LESS ST HWY # 1

8/9/23, 11:21 AM

King, WA - geoAdvantage by Sentry Dynamics

Transfer Information

Rec. Date: 01/21/2020	Sale Price: \$362,637.00	Doc Num: 20200121000212	Doc Type: Deed
Owner: Hwayda Harb		Grantor: HARB VIOLET	
Orig. Loan Amt:		Title Co: ATTORNEY ONLY	
Finance Type:	Loan Type:	Lender:	

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Phase 1 completed 2000

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