

PROPERTY HIGHLIGHTS

- + 1,100 SF Riverside Tavern with 7 years remaining on NNN lease (9/30/2031)
- + Recently signed 4,203 SF Fall City Bar & Grill lease with 5 years remaining on NNN lease
- + 569 SF 2nd story two-bedroom apartment
- Downtown Fall City location along Highway 202 and across from the Snoqualmie River
- + Highly rated and established restaurant in-place
- + Affluent and fast-growing East King County submarket
- + Brand New Roof Installed Summer 2025
- + 6.67% cap rate
- + Price: \$1,800,000

KYLE SCHIPPER, SIOR

Partner +1 253 203 1320 kschipper@nai-psp.com

KAY WHIMS

+1 425 417 8538 kaywhims@gmail.com



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE, WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

TOTAL SF

7,405 SF (0.17 AC)

BLDG SF

5,872 SF



nai-psp.com

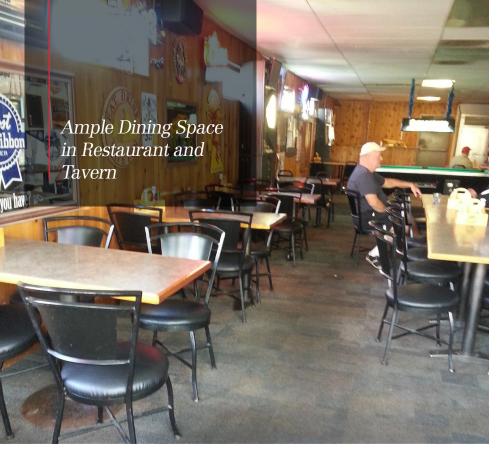






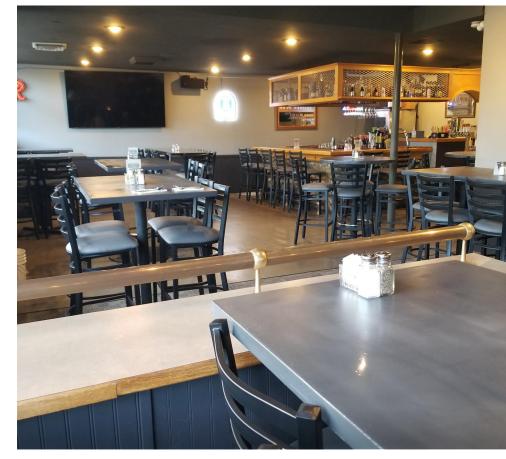
KYLE SCHIPPER, SIOR

Partner +1 253 203 1320 kschipper@nai-psp.com









KYLE SCHIPPER, SIOR

Partner +1 253 203 1320 kschipper@nai-psp.com +1 425 417 8538 kaywhims@gmail.com





KYLE SCHIPPER, SIOR

Partner +1 253 203 1320 kschipper@nai-psp.com

KAY WHIMS

+1 425 417 8538 kaywhims@gmail.com