

Cross Property Client Full

220 N Forks Ave, Forks, WA 98331

MLS#: **1821751** Status: **Active**
Area: **928 - Southwest Clalla**
Commty: **Forks**

LP: **\$699,000**

County: **Clallam**



Marketing Remarks

Long standing and well loved business in this growing and thriving community on over 0.77 acres of Highway 101 frontage! This restaurant has been a staple of the Forks area for many years and the business is only growing as more people come to the area and find the hidden treasure that the surrounding nature has to offer. The building was originally a drive up in 1967 but was later converted to offer indoor dining as well and as of September 2021 will have 70 seat capacity. Connected to City water and sewer, PUD power and offering plenty of space for parking or further expansion. Includes real estate, equipment and plenty of blue sky. Property is made up of 6 lots which may allow for diversified opportunities! Offers: Seller intends to review offers upon receipt

General Information

Prop Type: **Commercial** Sub Prop: **Commercial Industrial**
Lot #: **4-8 & 9** Lot Size: **.761 ac/33,160 sf**
BSF: **2,448** OSF:
Map Book: Gd/Map: , Yr Built: **1967**
Compensation: **3%** BBC Comments: **see form 7F in supplements**
Directions: **West side of Hwy 101 North in Forks.**

Listing Information

Ann Taxes: **\$2,559.00** Tax Year: **2021** Form 17: **Exempt**
First Refusal: **No** Seller's Concess:

Site Information

Cvr Prk: **0** Uncvr Prk: **20** Tpgprphy: **Level**
Zon Class: **Commercial** Zon Jur: **City**

Building Information

Assc Dues:
Style Code: **60 - Comm Bldg Und 10K** Bld Cond: **Fair**
Foundation: **Slab** Roof: **Flat, Metal**
Exterior: **Brick, Wood** Sewer: **Sewer Connected**
Heat/Cool: **Ductless HP-Mini Split** Ceil Hght:
Floor Cvr: **Concrete, Laminate** Energy: **Electric**
Features: **Signage Included, Storage**

Utility Information

Water Src: **Public** Wtr Co: **City of Forks**
Sewer Co: **City of Forks** Pwr Co: **PUD**

Information Deemed Reliable But Cannot Be Guaranteed. Lot Size and Square Footage Are Estimates. 2/8/2023 12:36:17 PM.