

Yarrow Bay Marina

5207 Lake Washington Blvd NE, Kirkland, WA 98033

www.YarrowBayMarinaKirkland.com



Offering Summary

Cushman & Wakefield Commerce, as the exclusive agent, is pleased to offer Yarrow Bay Marina for sale. This exceptional property is located on Lake Washington next to Carillon Point in Kirkland, Washington—a gem of an investment with access to the Bellevue/Kirkland marketplace.

The Marina includes 128 slips (45 of which are covered); Fuel dock (1 of 3 on Lake Washington); a multi-use building with office and retail space; and an adjoining garage with large shop bays (equipped for boat service and repair).

Operate as a full-service marina, including boat rental, service, repairs, and fueling, or re-purpose the service building as office space. The potential to drive additional NOI on this investment is outstanding because current boat slip rents are below market and boat rentals/revenues can be increased.

Property Highlights

- Located in Kirkland, WA next to Carillon Point
- 255 lineal feet of waterfront
- 128 total boat slips *45 covered
- Fuel dock—both gas and diesel
- Rentable multiuse building—Office, Retail, Service

Property Address	5207 Lake Washington Blvd NE, Kirkland, WA 98033
Parcel Number	172505-9130
Land Area	4.18 Acres, 182,140 SF
Lake Washington Frontage	255 lineal feet
Zoning	PLA 15A
Boat Slips	128 slips *45 are covered slips 4,682 lineal feet -Approximately 128 Slips (27 FT to 67 FT lengths)
Rentable Building SF	5,651 SF
Year Built	2008
Parking Stalls	50

For More information please visit www.YarrowBayMarinaKirkland.com, or contact:

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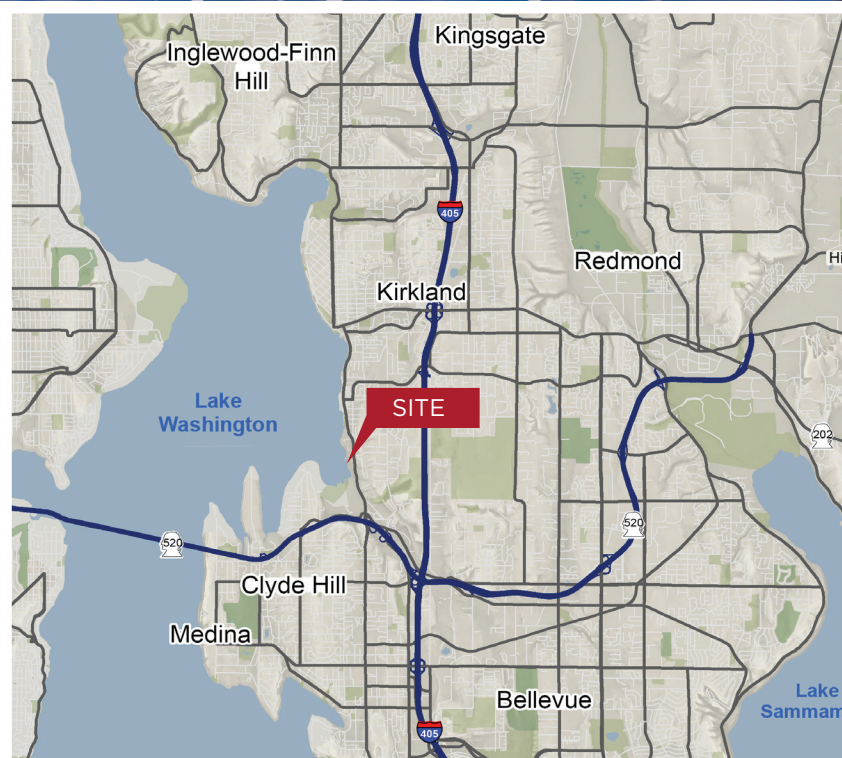
**CUSHMAN &
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Commerce

For Sale

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