



*Former restaurant had seating for 114 in dining room*

**PUBLISHED RESERVE:** \$415,000

**LAST ASKING:** \$499,000

**SIZE:** 7,300± Square Foot Building on 22,089± Square Foot Lot

**ZONING:** Commercial

**PROPERTY INSPECTION:** Call Auction Information Office to arrange time for Inspection.

**FINANCING:** None – All Cash

**DESCRIPTION:** This waterfront restaurant building was formerly the location of Palmer's Restaurant, in the historic town of La Conner, and has potential for conversion to retail, office, commercial or other uses. The restaurant seats 114 in the dining room and 47 in the lounge, with additional outside deck seating of 40 using ten tables of 4. Water views are available to the entire dining room.

The former restaurant is located on a 22,089± square foot lot that has on-site parking for 16 cars. A portion of the property, 10,773± square feet, is leased from the State of Washington Department of Natural Resources. Copies of the leases are included in the Supplemental Information Package. The building is located within the historic district overlay, within the city of La Conner. Public moorage is available directly in front of the restaurant.

**LOCATION:** 512 South First Street, La Conner, Washington. Skagit County parcel numbers P74458 and P74105

**SEALED BIDS DUE NO LATER THAN 5:00 P.M., MAY 21, 2014**