

180 Pateros Mall, Pateros 98846

MLS#: **773254** Status: **Active**
 Area: **967 - Brewster/Pateros**
 Commty: **Pateros**

LP: **\$254,750**

County: **Okanogan**

Remarks

Well established restaurant and lounge located along Hwy 97 in Pateros WA. Warm & inviting, banquet facilities, outdoor dining patio, 3050 SF (+/-) capacity of 98. Great opportunity, terrific visibility, ample parking, peekaboo view of Lake Pateros & priced to sell. If interested, call for more details.



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General Information

Prop Type: Commercial	Sub Prop: Commercial Industrial
Lot #: 78,79,80	Lot Size: .258 ac/11,250 sf
BSF: 3,050 OSF:	WSF:
Map Book: Unknown	Gd/Map: A1, 1 Yr Built: 1968
Directions: How 97 to Lakeshore Drive in Pateros & turn toward river. Take 1st left (or right) on Commercial. Follow approximately 3/4 of the block to the Mall. Restaurant is right there.	

Built Green Information

NW Energy Star: LEED: Cnstrct Mthds: **Standard Frame**

Listing Information

Ann Taxes: \$2,813	Tax Year: 2015	Form 17: Exempt
First Refusal: No	Seller's Concess:	

Site Information

Cvr Prk:	Uncvr Prk:	Tpgrphy: Level
Zon Class: Commercial		Zon Jur: City

Building Information

Ascc Dues:	Ceil Hght:	Roof: Metal
Style Code: 60 - Comm Bldg Und 10K	Sewer: Sewer Connected	Bld Cond: Average
Foundation: Slab	Energy: Electric	
Exterior: Wood		
Heat/Cool: Forced Air, Heat Pump		
Floor Cvr: Vinyl, Wall to Wall Carpet		
Features: Disabled Access		

Utility Information

Water Src: Public	Wtr Co: City of Pateros
Sewer Co: City of Pateros	Pwr Co: PUD District #1 Okanogan

134 Pateros Mall Pkwy, Pateros 98846

MLS#: **707142** Status: **Active**
 Area: **967 - Brewster/Pateros**
 Commty: **Pateros**

LP: **\$374,900**

County: **Okanogan**

Remarks

Kodi's Noon Saloon - remarkable business opportunity. Kodi's is the only tavern located between Chelan and Okanogan located in the City of Pateros along the Columbia River. Small town appeal with great atmosphere and conveniently located just off of Highway 97. Outdoor beer garden, pool tables, gaming machines and lots of TV's for watching sports. The property for sale includes three separate lots 68, 69 & 70 (parcels 2160076901, 2160076800).



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Welcome to Kodi's Noon Saloon
 on the Pateros Mall Parkway ...

General Information	
Prop Type:	Commercial
Lot #:	2,750 OSF: 2,750
BSF:	
Map Book:	
Directions:	From Chelan, take Highway 97 North to Pateros. Approx 20 miles. Turn right onto W Lakeshore Drive - immediate left onto W Commercial Street. Go 0.1 mile - Kodi's Noon Saloon is on the right.
Listing Information	
Ann Taxes:	\$2,209 Tax Year: 2014
First Refusal:	No Seller's Concess:
	Form 17: Provided
Site Information	
Cvr Prk:	0 Uncvr Prk:
Zon Class:	Commercial
	Tpgrphy: Level
	Zon Jur: City
Building Information	
Assc Dues:	
Style Code:	60 - Comm Bldg Und 10K
Foundation:	Poured Concrete
Exterior:	Cement/Concrete, Wood
Heat/Cool:	Forced Air
Floor Cvr:	Wall to Wall Carpet
Features:	Disabled Access, Leased Fixtures
	Ceil Hght: 10'
	Roof: Flat, Torch Down
	Sewer: Sewer Connected
	Bld Cond: Very Good
	Energy: Electric
Utility Information	
Water Src:	Community
Sewer Co:	City of Pateros
	Wtr Co: City of Pateros
	Pwr Co: Okanogan Co PUD

164 Pateros Mall, Pateros 98846

MLS#: **755133** Status: **Active**
Area: **967 - Brewster/Pateros**
Commy: **Pateros**

LP: **\$559,950**

County: **Okanogan**

Remarks

Great opportunity to be part of the Pateros rebuild. 3,984 sq ft building on .26 acres in center of town with fenced lot currently used to house rental equipment. Ideally situated just off (and visible from) Hwy 97, this establishment currently functions as a hardware store with a liquor sales component & continues to grow to meet the expanding need of the community. The fenced side yard is approximately .09 acres with lots of possibilities. Don't miss this terrific offering and opportunity!



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General Information	
Prop Type:	Commercial
Lot #:	3,984 OSF: 3,984
BSF:	Unknown
Map Book:	
Directions:	Hwy 97 to Lakeshore Drive in Pateros. Take Lakeshore to Commercial. Yancey's is about mid block on river side of street.
Listing Information	
Ann Taxes:	\$3,847 Tax Year: 2015
First Refusal:	No Seller's Concess:
	Form 17: Provided
Site Information	
Cvr Prk:	0 Uncvr Prk:
Zon Class:	Business, Retail
	Tpgrphy: Level
	Zon Jur: City
Building Information	
Assc Dues:	\$
Style Code:	60 - Comm Bldg Und 10K
Foundation:	Slab
Exterior:	Metal/Vinyl
Heat/Cool:	Forced Air, Heat Pump
Floor Cvr:	Concrete
Features:	Disabled Access, Storage
	Ceil Hght: 10'
	Roof: Metal
	Sewer: Sewer Connected
	Bld Cond: Very Good
	Energy: Electric
Utility Information	
Water Src:	Public
Sewer Co:	City of Pateros
	Wtr Co: City of Pateros
	Pwr Co: PUD Okanogan

Information Deemed Reliable But Cannot Be Guaranteed.
Lot Sizes and Square Footage Are Estimates.