

Sonnenblume Building

221 8th Street, Leavenworth, WA 98826

For Sale
\$1,950,000



NAI Puget Sound Properties is pleased to offer the sale of the Sonnenblume Building, a **one of a kind** building located at 221 8th Street in Leavenworth, one of Washington's **most vibrant tourist markets**.

- » 100% leased stabilized income producing property
- » Upside rent potential with view residential units at below market rents
- » Potential to convert Suite 4A to owner residence or increase income by converting to a vacation rental
- » Desirable Leavenworth Village location with more than 2 million tourists visiting each year
- » Market has very low vacancy and inventory of residential and commercial properties
- » Strong local economy with low unemployment and high average household income
- » Diverse local economy with activities throughout the year including 26 festivals

For more information, please call:

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Property Overview



Built in 1910, the Sonnenblume Building is a four-story Chalet style Bavarian Tudor located in the heart of the Leavenworth Village. The building consists of two commercial units on the first and second floor, and two view residential units on the top floors. The building was once a part of the Cascade Dairy Farm and has one of the best views in town.

ADDRESS 221 8th Street, Leavenworth, WA 98826

OFFERING PRICE \$1,950,000

BUILDING SIZE 7,200 SF (buyer to verify)

YEAR BUILT 1910

LAND SIZE 2,640 SF

INVESTMENT RETURNS 4.8%

Location Overview



Leavenworth, Washington is a Bavarian style village, offering a little slice of Germany on the Eastern slopes of the Central Cascade Range. Whether you're an outdoor enthusiast, or someone who enjoys shopping and the arts, Leavenworth has an **abundance of activities** for every type of person. The "Village," with its tudor revival architecture, boasts many shops, tasting rooms, restaurants, and forms of entertainment.

Among the roughly 26 festivals per year, the annual Bavarian Christmas celebration is one of the largest Oktoberfest celebrations outside of Munich. With nearby mountains rising to over 9,000 feet and the Alpine Lakes Wilderness, the area offers **adventurous opportunities** including:



Cycling and Mountain Biking



Shopping and antiques



Rafting, Kayaking, Paddleboarding, and River Tubing



Winter Sports, including Skiing, Snowboarding, and Snowshoeing



Swimming



Camping and picnicking



Fishing



Ziplining

