



Listing Information Packet

OLD CITY HALL
147 Main Street
Waitsburg, Washington

Price - \$175,000

Listed By:

Michael Fredrickson

mike@asapww.com
WA Lic.#21009558

and

Jillice Beko

jillice@asapww.com
WA Lic.#21035463

509-522-2272

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Associated Appraisers of Walla Walla, LLC

2 West Main Street
Walla Walla, WA 99362
Firm #21010246

Old City Hall
147 Main St., Waitsburg, Washington

PROPERTY DESCRIPTION

Associated Appraisers of Walla Walla, LLC is pleased to present for sale the Old City Hall building located in Waitsburg, Washington.

Located in the heart of Waitsburg, this opportunity is just 20 miles east of Walla Walla and 10 miles west of Dayton. Access to an abundance of recreation, Walla Walla Valley wineries, Bluewood Ski Resort, and other tourist activities give this a unique location.

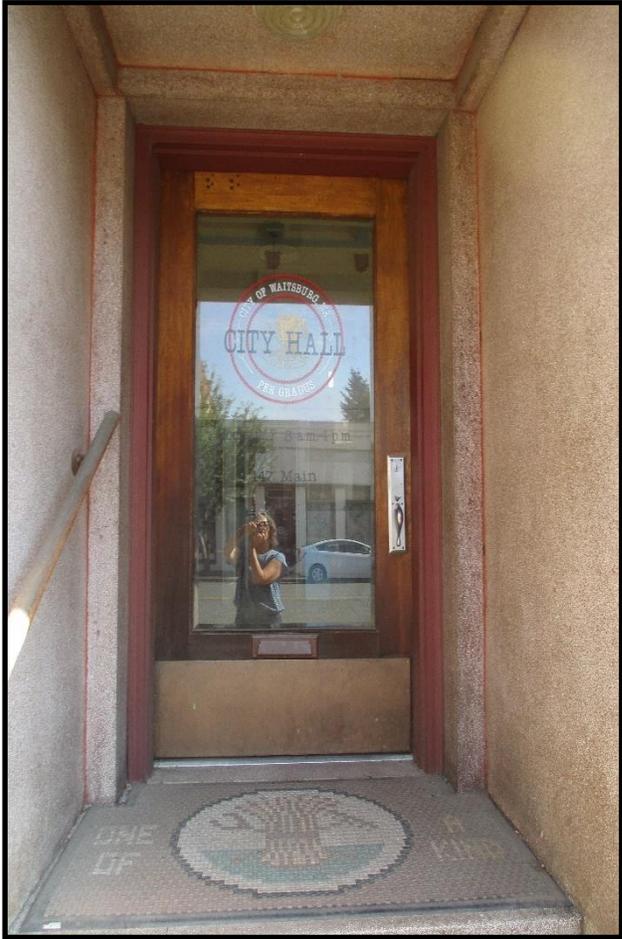
The property is located at the northwest corner of Main Street and Preston Avenue/State Highway 124, with both frontage streets providing access and visibility. Parking is located on Main Street along with two deeded slots off the alley.

The building is a two-story commercial building, with a full basement, containing a total of **4,157 square feet**. It was originally built for commercial bank use.

It has a concrete foundation; walls are brick; and the roof has a membrane covering. HVAC is provided from an electric furnace located in the basement and an exterior air-conditioning unit located at the east side of the building.



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Street View Looking Southeast and Southwest



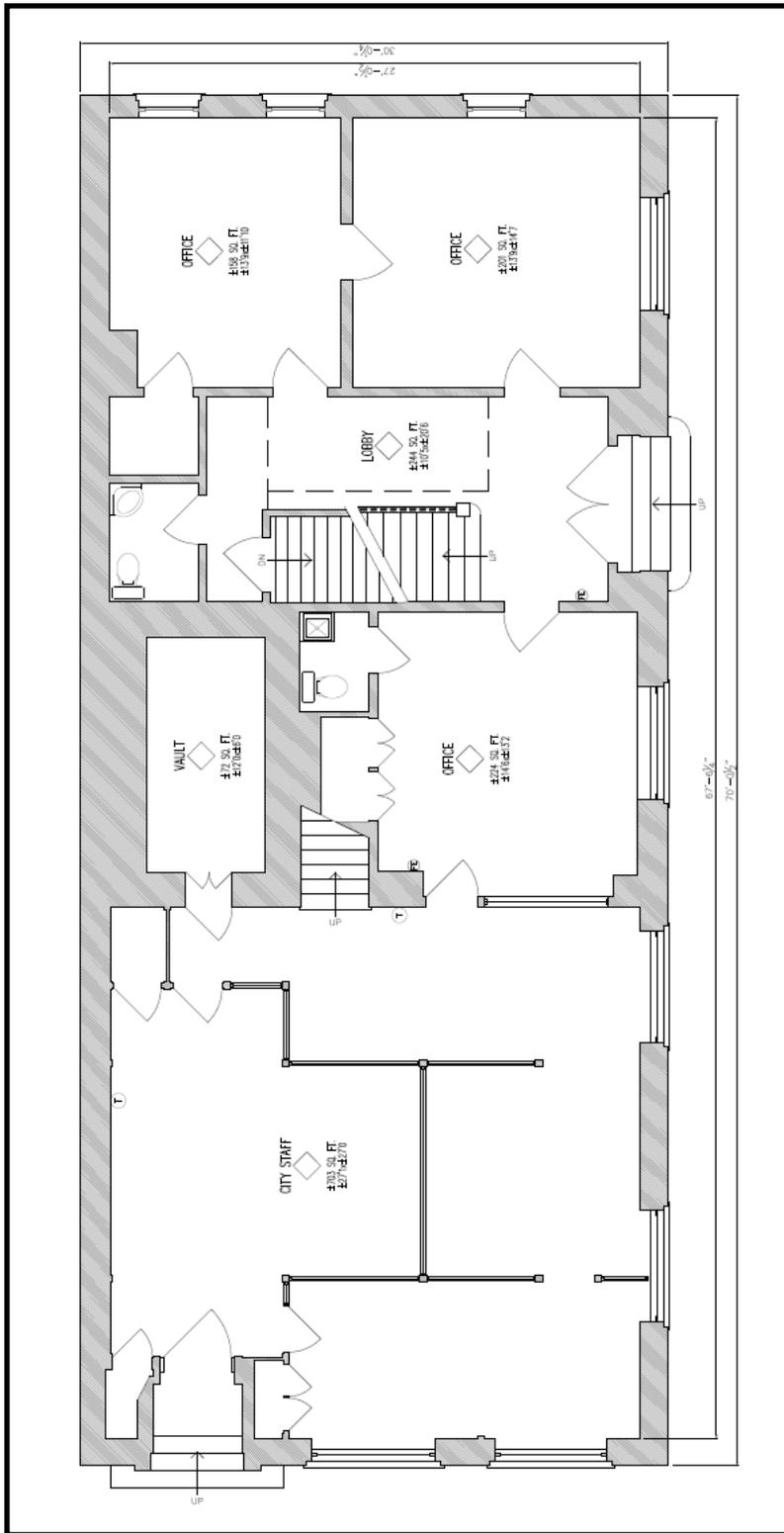
Street View Looking East and West



Backside of Building and Alley

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Building – Main Level



The main level is partitioned to the front lobby area, a vault room, two restrooms, and three offices. The front lobby area contains half walls that are masonry constructed from its original use as a bank. One office is centrally located along the south wall and the other two offices are located along the east wall.

The two eastern offices are provided primary access from the Preston Ave/Hwy 124 entrance. This entrance also provides access to a small lobby and a wood staircase that leads to the second level.

Currently, the floors are sheet vinyl, vinyl tile, and wall-to-wall carpet; walls are plaster, concrete, and manufactured wood paneling with single-pane windows; and ceilings are plaster with a decorative tray ceiling in the lobby, and acoustical tile in the office areas.

Access to the building is provided from two entrance doors, one along Main Street and one along Preston Ave/Hwy 124.

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Building – Main Level



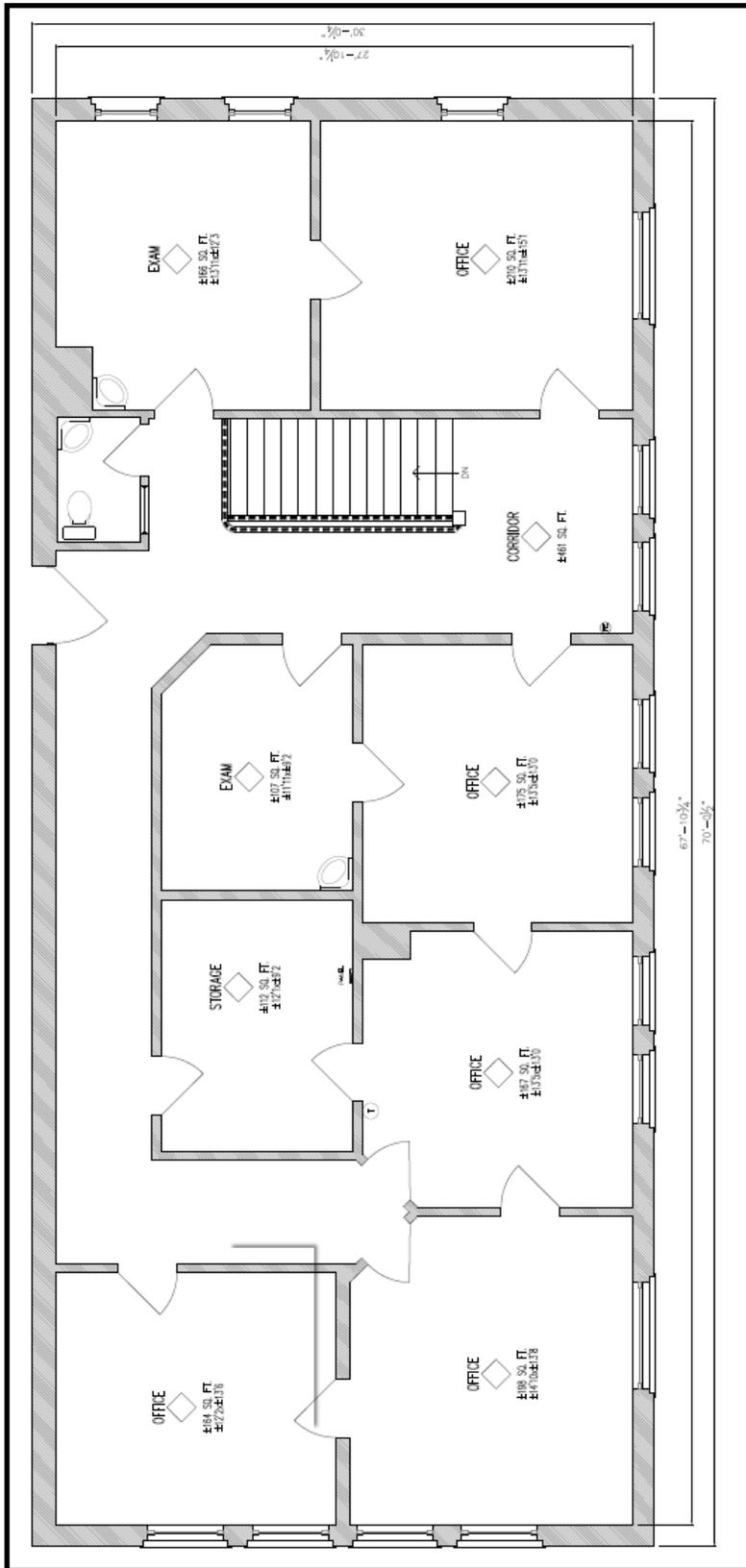
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Building – Main Level



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Building – Second Level



At this time, the second level is vacant. Currently, the floors are wood plank; walls are plaster; and the high ceilings are plaster. There are windows along the west, south, and east sides of the second level that are wood-framed and single pane. Access between rooms is provided from doorways with transom windows above the doors.

It is partitioned to eight rooms and a restroom. Along the north hallway, a metal door provides access to the adjacent building.

Access to the second level of the building is from a wooden staircase along the east side of the building.

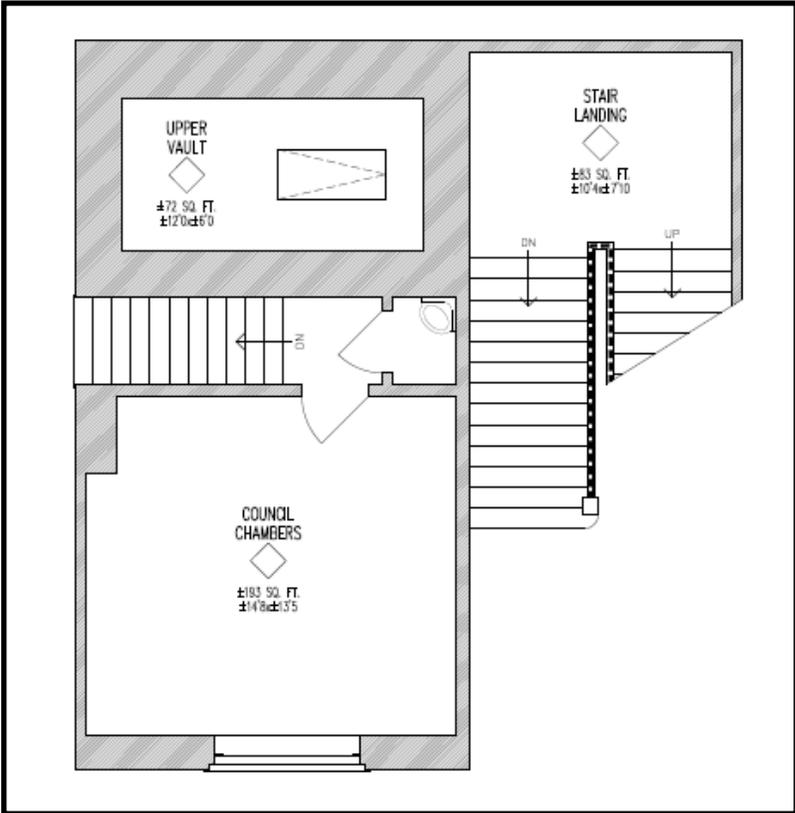
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Building – Second Level



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Building – Mezzanine Level



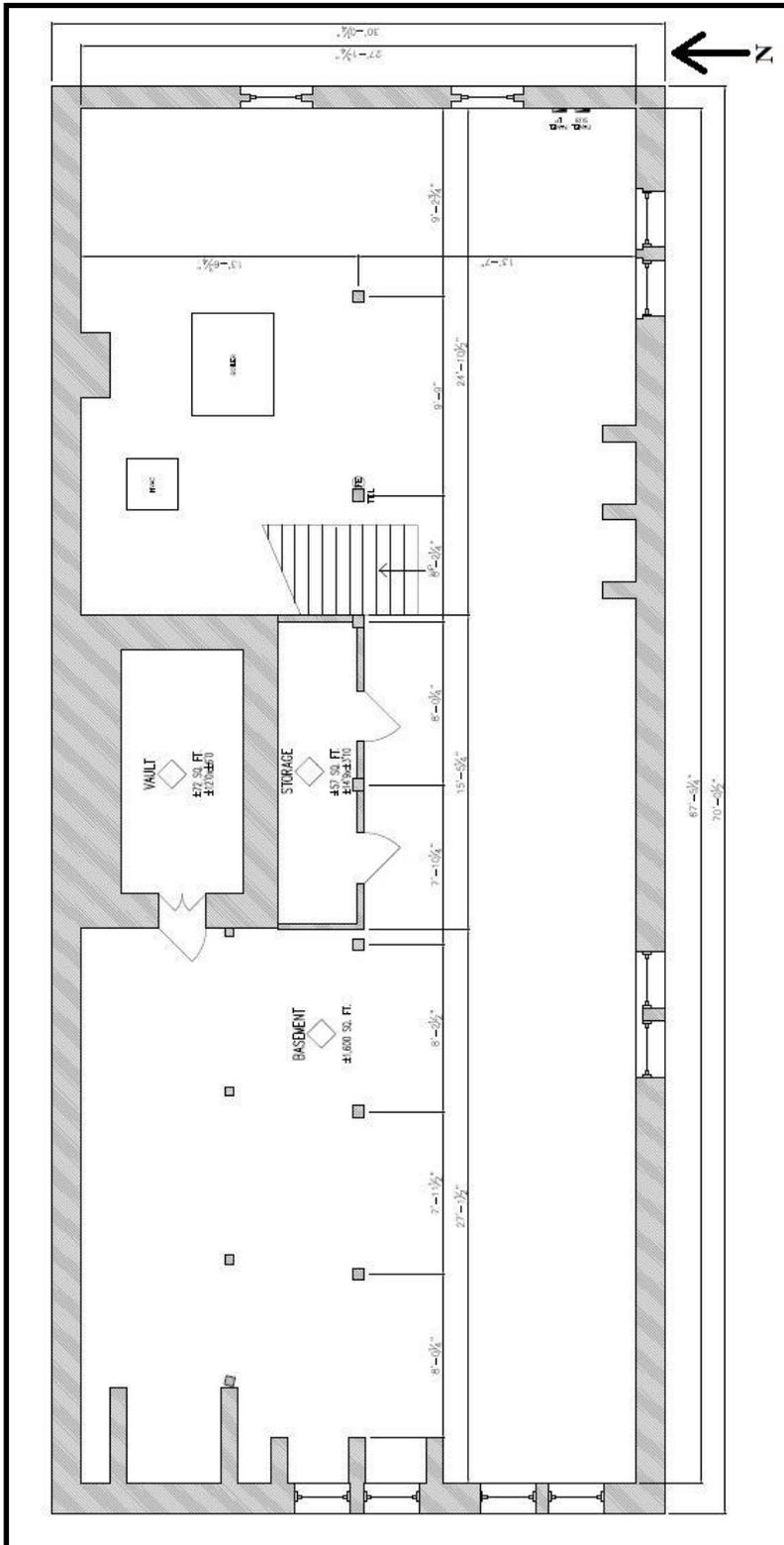
The mezzanine level floors are wood, and the walls and ceilings are plaster. The mezzanine is located above the central office and contains a small meeting room and closet.

The mezzanine is accessed from a staircase in the lobby.



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Building - Basement



The basement floors are concrete with a dirt floor at the southwest corner; walls are concrete; and ceilings are open wood framing with wood support columns. It is partitioned to a storage closet and a walk-in vault room, with remainder of the basement open. The basement contains HVAC for the building and is used only as storage.

Access to the basement is from a wooden staircase in the central area of the basement.

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Building - Basement



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ASSESSED VALUE AND TAXES

<u>Parcel Number</u>	<u>2023 Market Assessed Value</u>			<u>RE Taxes*</u>
	<u>Land</u>	<u>Improv.</u>	<u>Total</u>	
37-09-11-61-0026	\$6,720	\$192,000	\$198,720	0.00

* Due to its tax status, the City of Waitsburg is not required to pay taxes.

ZONING

The City of Waitsburg zoning is **C-1 – Central Commercial**.



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LEGAL DESCRIPTION

Beginning at the point of intersection of the North line of Preston Avenue with the East line of Main Street in the City of Waitsburg, Washington, as said streets are now established and running thence North, along the East line of Main Street, a distance of 30.0 feet; thence East parallel to the North line of Preston Avenue, a distance of 100.0 feet, more or less, to the West line of the alley as said alley is now established; thence South along the West line of said alley, a distance of 30.0 feet to the North line of Preston Avenue; thence West, along the North line of Preston Avenue, a distance of 100.0 feet, more or less, to the point of beginning;