

\$1,100,000 - 503 S 3rd Street, La Conner

MLS® #2222743

\$1,100,000

0 Bedroom, 0.00 Bathroom,
Business/Commercial on 0.32 Acres

Historic, La Conner, WA

Katy's Inn has been in operation since 1984 and is located in the center of La Conner, Washington. A destination for festivals, agricultural fairs and tourism into the San Juan Islands & North Cascades as well as the annual Skagit Valley Tulip Festival. There are four guest bedrooms and one 400 sf studio apartment for the owner. Common areas include patio with 2 gazebos. The inn easily has an occupancy rate of 50%. An aggressive owner could certainly increase the occupancy. In 2024 the average nightly rate is bringing in \$175.00 plus tips. Training for new owners can be included. All intellectual property is included; web site, logos, printed materials, recipes, written policies and procedures. List of assets included is available.



Built in 1882

Essential Information

MLS® #	2222743
List Price	\$1,100,000
Sale Price	\$950,000
Bathrooms	0.00
Acres	0.32
Year Built	1882
Type	Business/Commercial
Sub-Type	Commercial Industrial
Status	Sold

Community Information

Address	503 S 3rd Street
Area	820 - La Conner
Subdivision	Historic
City	La Conner
County	Skagit
State	WA
Zip Code	98257

Amenities

Parking Spaces	6
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Interior

Interior Features	Fir/Softwood, Laminate, Wall to Wall Carpet
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Exterior

Exterior Features	Wood
Foundation	Poured Concrete

Additional Information

Days on Market	384
Cumulative Days on Market	384
Days on Website	300