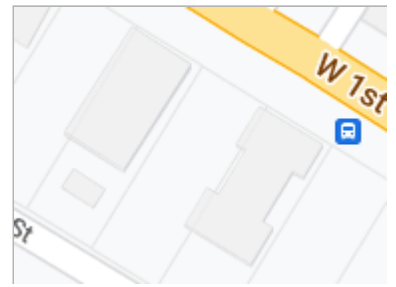


ALL FIELDS DETAIL



(34) MLS # 380529
(44) Status Active
(38) Asking Price \$149,950
(36) Type Land Only
(35) Class COMMERCIAL-INDUSTRIAL
(39) Address NKA W First St
(41) City Port Angeles
(42) State WA
(37) Area 722-Cent. E Pt. Angeles
(43) Zip 98362
(45) Sale/Rent For Sale



GENERAL

(46) Agent	Joanne Soderlind	(22) Agent License Number	140120
(47) Listing Office 1	IDEAL Real Estate - office: 360-504-3200	(24) Office License Number	21338
(50) Broker ID	Ihoward	(51) Listing Type	ER
(52) Listing Date	4/25/2024	(55) County	CLALLAM
(56) Tax Parcel #	063000003405	(60) Legal	See Assoc
(61) Lot Dimensions	140x50x140x50	(62) Number of Acres	0.16
(63) Zoning Description	Commercial	(64) Zoning Code	P_CA
(150) In WRIA 18 East	No	(66) Year Built	0
(68) Structure Type	See Remarks	(70) Building SQFT	0
(74) Location	Downtown	(83) Seller Name	Bastion Developments LLC
(88) Occupied (Y/N)	No	(89) Commercial Sign (Y/N)	Yes
(90) Key	No Key	(91) Showing Instructions	Show & Sell
(94) Directions	From Hwy 101 drive west into Port Angeles take slight right turn onto Front St into Marine Dr left on Valley St left on First St on the right	(95) Sell Side Comm.	4
(97) Taxes \$	\$833	(98) Tax Year	2024
(99) Tax Exemption	None	(108) Update Date	4/25/2024
(109) Status Date	4/25/2024	(110) HotSheet Date	4/25/2024
(111) Price Date	4/25/2024	(112) Input Date	4/25/2024 1:56 PM
(114) Associated Document Count	3	(115) Original Price	\$149,950
(116) REO (Y/N)	No	(117) Short Sale (Y/N)	No
(118) Foreclosure (Y/N)	No	(119) Owner Financing	No
(120) Agent Hit Count	1	(121) Client Hit Count	0
(25) Cumulative DOM	0	(23) Geocode Quality	Manually Placed Pin
(7) Picture Count	32	(103) Virtual Tour	Virtual Tour
(107) IDX Include	Y	(12) Input Date	4/25/2024 1:56 PM
(13) Update Date	4/25/2024 1:56 PM		

FEATURES

ASSETS INCLUDED	POSSESSION	SEWAGE	VIEW
Land	Closing	City	Partial Salt Water
DOCUMENTS	POWER	To Property	WATER
Pre Title	City	TERMS	City
LOCATION	ROAD ACCESS	1031 Exchange	In At Road
Downtown	Public	Cash	
		Conventional	

REMARKS

(134) Remarks Development opportunity awaits! Nestled in the heart of downtown Port Angeles, this property offers proximity to dining, shopping, & the vibrant year-round Farmer's Market. Embrace the energy of the popular Wharf, steps away from BC Ferry Terminals & the exciting new Arts & Events Hall. Imagine building a dynamic space with secure parking below, blending commercial ventures w/ residential space above. Your vision awaits—unlock the potential of this prime location. Rendering of possible building coming soon.

AGENT ONLY REMARKS

(135) Agent Only Remarks Buyers agent must be present at all showings, inspections & appraisals or commission shall be reduced to 1%. Please use Horizon Title for escrow & First American for title. Please send all offers to marketingteam@brodybroker.com & docs@ideallife.com

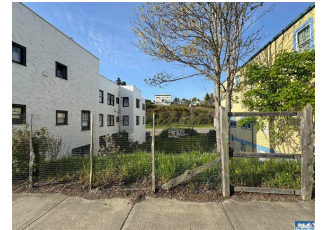
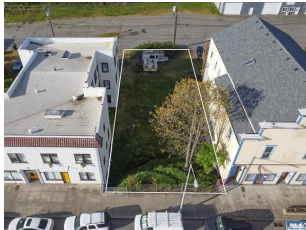
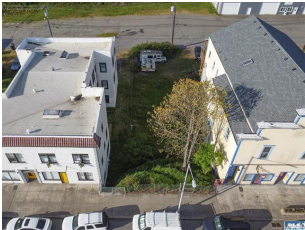
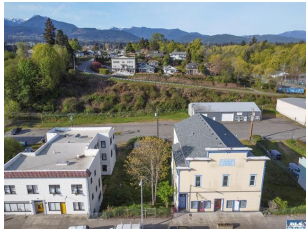
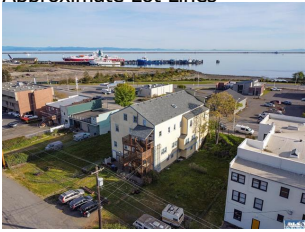
ADDENDUM

(136) Addendum High traffic count in this downtown Port Angeles location lends itself to amazing commercial opportunities. Link to zoning: https://library.municode.com/wa/port_angeles/codes/code_of_ordinances?nodeId=TIT17ZO_CH17.20COZO

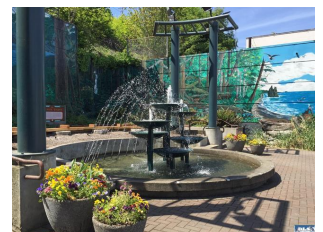
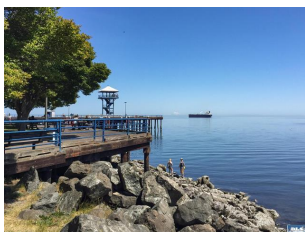
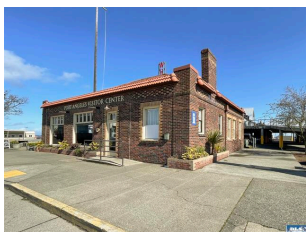
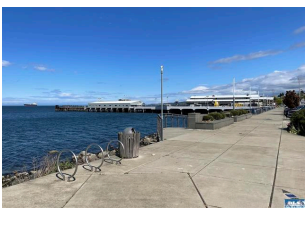
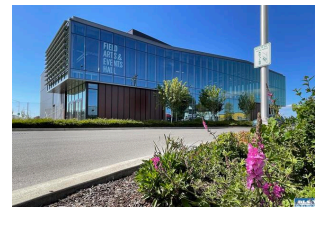
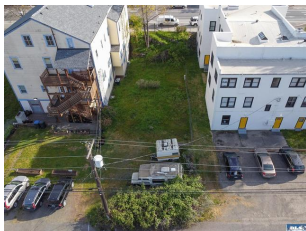
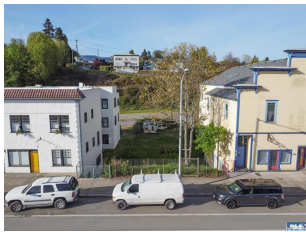
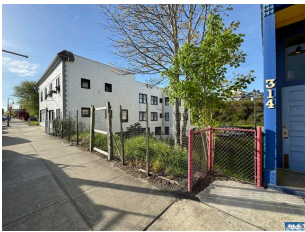
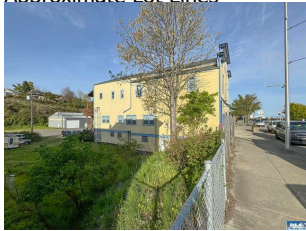
ADDITIONAL PICTURES



Approximate Lot Lines



Approximate Lot Lines





DISCLAIMER

This information is deemed reliable, but not guaranteed. When provided to Non-MLS members, this information is provided as a courtesy and is not an agreement to share compensation.