

# Retail For Sale

209 1st Avenue S.  
Ilwaco, WA 98624



## Property Details

Price: \$575,000  
Building Size: 10,160 SF  
Lot Size: 0.32 Acres  
Year Built: 1930  
Zoning: UGA

## Property Description

Location of the former and famous "Sea Hag" bar located in downtown Ilwaco, WA. Most of the bar has been dismantled and is gone. The building includes the old bar space and storage of approximately 5,000 SF, a three bay shop of approximately 5,000 SF and an apartment. Owner is open to assisting with deferred maintenance repairs. A very good redevelopment project.



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## EXTERIOR PHOTOS



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## INTERIOR PHOTOS



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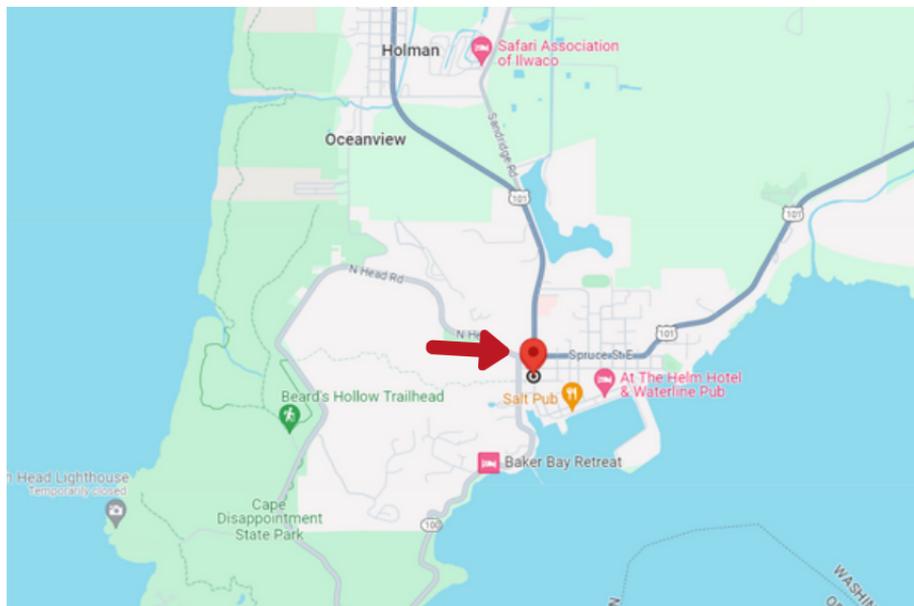
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## LOCATION MAP



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## THE SEA HAG

### (QUITE THE HISTORY)

Throughout the years, this property has gone through several uses. The 200-seat Ilwaco Theatre was opened by 1926. By 1930 it was listed with 320-seats. The 1950 Film Daily Year Book included the Ilwaco Theatre on Main Street with 310 seats.

In 1955, manager Tim Williams was building a new tunnel rear exit to replace the previous exit at the side of the screen so he could add a widescreen to the Ilwaco, which would maintain its 310 seats.

In 1956, J. G. Williams had decided to close the Ilwaco Theatre after having run it for the previous thirty years. Despite his having made improvements to the house, patronage had continued to decline.

After the Ilwaco Theater closed it's doors, it later became the infamous Sea Hag Tavern for many years. Ownership changed hands to it's current owners in 2006. The bar was in operation until about 2017 when owners began some remodeling to increase the space of the building.



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## REGIONAL INFORMATION

### ABOUT ILWACO, WASHINGTON

**POPULATION:** 1,725  
**County:** Pacific County

In 2021, Ilwaco, WA had a population of 1.73k people with a median age of 38.4 and a median household income of \$70,282. Between 2020 and 2021 the population of Ilwaco, WA grew from 1,431 to 1,725, a 20.5% increase and its median household income grew from \$50,402 to \$70,282, a 39.4% increase.

From 2020 to 2021, employment in Ilwaco, WA grew at a rate of 34.2%, from 625 employees to 839 employees. The largest industries in Ilwaco, WA are Accommodation & Food Services (119 people), Health Care & Social Assistance (85 people), and Administrative & Support & Waste Management Services (77 people), and the highest paying industries are Health Care & Social Assistance (\$65,114), Agriculture, Forestry, Fishing & Hunting, & Mining (\$63,667), and Agriculture, Forestry, Fishing & Hunting (\$63,667).

In 2021, the median property value in Ilwaco, WA was \$249,100, and the homeownership rate was 70%.

Most people in Ilwaco, WA drove alone to work, and the average commute time was 22.1 minutes. The average car ownership in Ilwaco, WA was 4 cars per household.

World-class fishing and a vibrant art community make Ilwaco a great mixture of restaurants, shops, galleries, and exciting adventures. From the scenic overlooks of Cape Disappointment State Park to a whimsical lavender farm tucked into the hills, tourists from all over come to visit this quaint town.



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