

WOOD HOUSE CUSTOM CABINETS

Established 40+ Yr High-End Cabinetry Company

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OFFERING SUMMARY

Sale Price:	\$2,399,000
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Building Size:	7,080 SF
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Lot Size:	18,644 SF, 0.42 acre
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Zoning	Industrial
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APN#:	P78021
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Year Built:	1988
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# of Buildings:	1
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# of Floors:	2
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# of Loading Doors:	1
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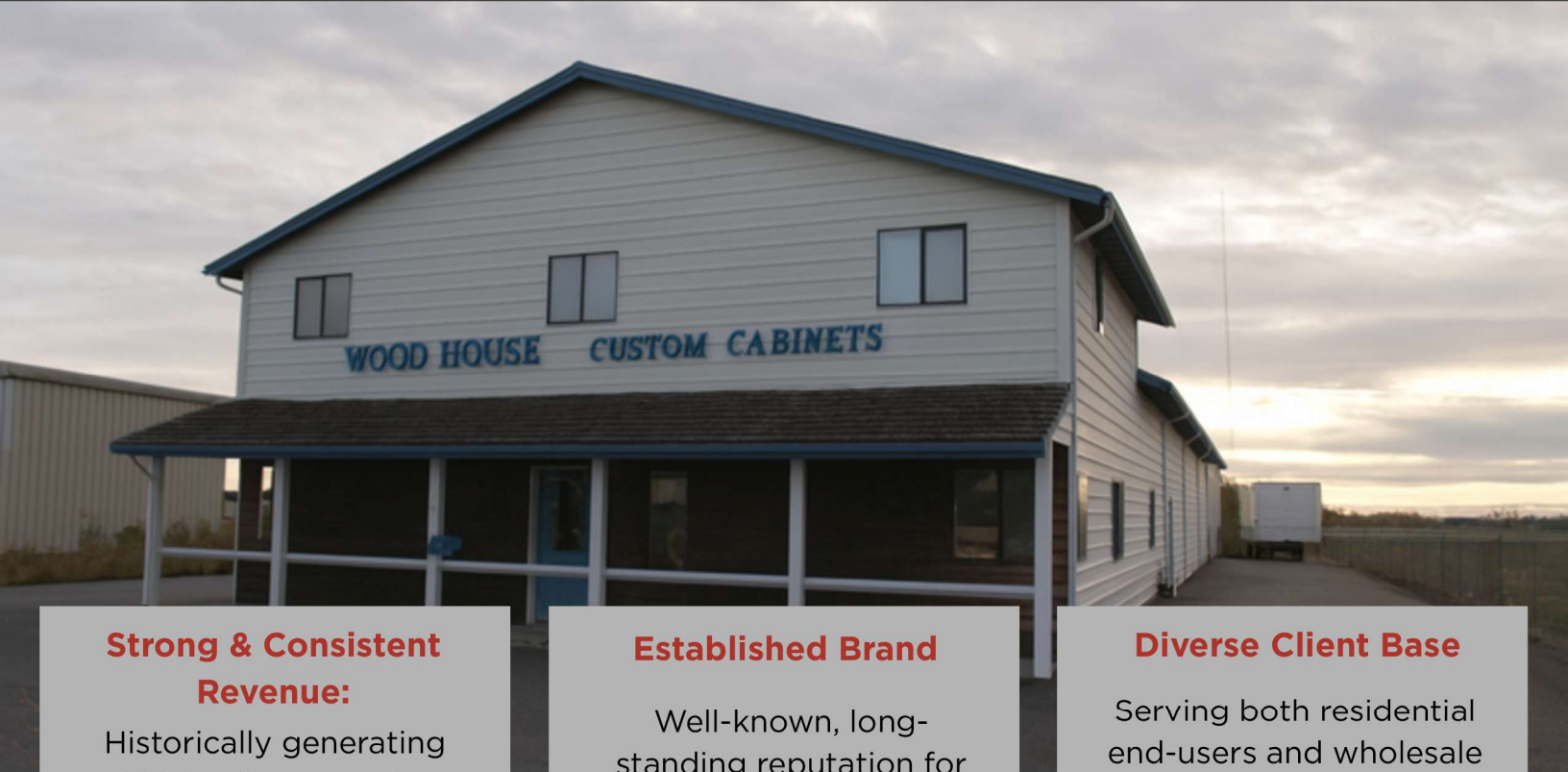
Established High-end Cabinetry Company

Exceptional opportunity to acquire this turnkey thriving cabinet and kitchen manufacturing company that has consistently generated strong annual sales revenue since its establishment in 1988. Located in a beautiful area near the water in Anacortes, WA. This sale includes the business operations, assets, and real estate. The real estate is comprised of over 7,000 SF building on close to a ½ acre lot.

With a strong focus on residential end-users, as well as wholesale clients, the company has built a reputation for delivering high-quality products and services.

PROPERTY HIGHLIGHTS

- Established turnkey custom cabinet business
- Serving the state of WA
- FF&E - \$600,000
- Ownership training available
- Excellent location near water
- Real estate valued at \$1,250,000 included in the sale



Strong & Consistent Revenue:

Historically generating \$800K-\$1M annually, demonstrating long-term profitability and performance.

Established Brand

Well-known, long-standing reputation for exceptional craftsmanship, quality, and reliability.

Diverse Client Base

Serving both residential end-users and wholesale accounts, ensuring balanced and recurring revenue streams.

High Profit Margins

Premium pricing supported by quality work, efficient operations, and strong market demand.

All Included Assets

- Inventory valued at \$50,000
- Cutting-edge manufacturing machinery and tools
- Fleet of company trucks
- Full FF&E included

Skilled Workforce

Experienced, long-term staff and technicians remain in place, ensuring operational continuity.

Turnkey Operation

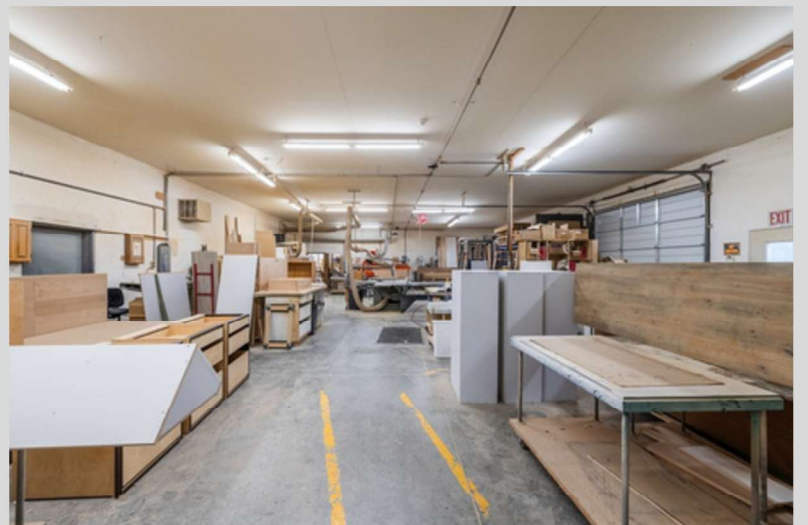
Fully equipped facility, established processes, and strong cash flow allow buyers to step in and operate immediately.

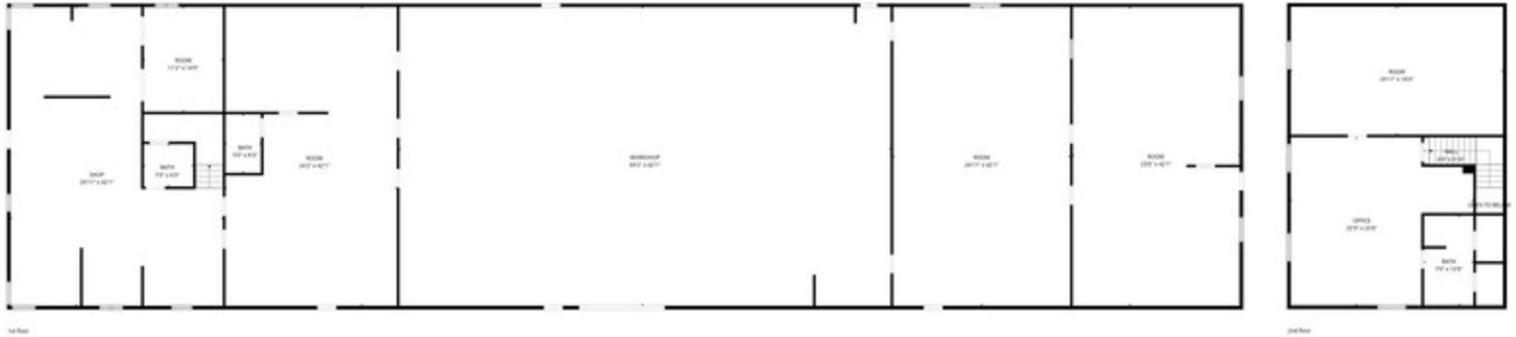
Limited Competition

Very few reputable cabinetry manufacturers in WA, giving this business a significant competitive edge and strong market positioning.

Ownership Transition Support

Seller is willing to assist during the transition to ensure a smooth handover.



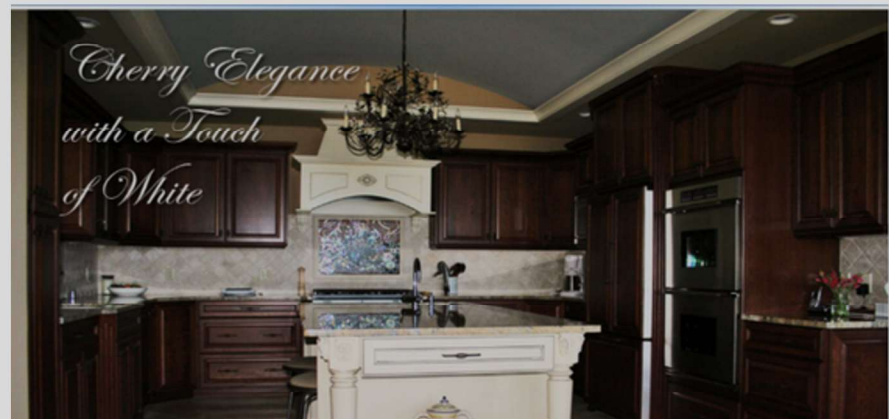


TOTAL: 2023 sq. ft
 1st floor: 1319 sq. ft, 2nd floor: 704 sq. ft
 EXCLUDED AREAS: ROOM: 3586 sq. ft, WORKSHOP: 2908 sq. ft, OPEN TO BELOW: 14 sq. ft,
 WALLS: 288 sq. ft

FLOOR PLAN CREATED BY CUBICADA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.









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We, at Venture Real Estate Group, LLC recommend that the potential buyer does its own full due diligence, property inspection, or feasibility of the physical property or land as well as financial documents. We recommend that potential buyers reach out to professionals in all fields where due diligence is needed.

We also recommend that prospective buyers reach to professionals about any health concerns associated with the property. At VREG, we realize these risks can go unnoticed and potentially damage the health of future tenants or residents.

The Seller and VREG retains the right to change or cancel this offer at any time. Any sale of this property must be approved by the seller. All terms in the constructed contract must be met for a sale to happen. Buyer must verify any and all information and bears the risk of any inaccuracies and errors.