

FOR SALE

Business Opportunity & Commercial Building



The Salty Dog at Seabrook

215 S Meriweather St. #2, Pacific Beach, WA

Contact:
Susi Musi

COMPASS
COMMERCIAL

Listing Broker
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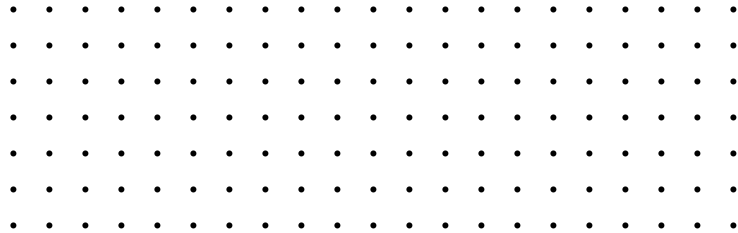
Rare opportunity to acquire a premiere corner building and beloved turnkey retail business in Washington's beach town, Seabrook.



- Situated in the town's prime retail area with highest foot traffic
- The only 'pet shop' in the Seabrook merchant mix
- Solid design and engineering, constructed in 2016
- Turnkey business with a loyal following

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About

Seabrook, WA

Seabrook, founded in 2004, is located on the Pacific Coast of Washington State. With over 450 homes, the new urbanist town is quickly becoming one of the region's most desirable places to live, work, vacation, shop and play.

Seabrook Highlights

- 3 hours from Portland and Seattle
- 4.5 Miles of Beach
- 8 Neighborhoods
- 25+ Merchants
- 37,000 Rental Nights a Year
- 40 Minutes to Olympic National Park
- 18+ Parks
- Dog Friendly Community & Beaches
- New Grocery Store
- Destination Recreation & Special Events



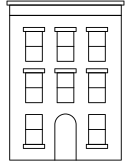
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Meriweather Street



From left to right: The Salty Dog, Sweet Life, Frontager's Pizza and the new town grocery store, Fresh Foods Marketplace. Vista Bake Shop, across the street, draws crowds.



RETAIL | SEABROOK, WASHINGTON

215 S Meriweather St. #2

Location	215 S Meriweather St #2 Pacific Beach, WA
Size: Lot	2053 SF
Size: Interior	Ground Floor: 1341 SF Mezzanine: 362 SF 1703 Total
Frontage	37+ FT
Ceiling Height	18+ FT
Possession	TBD
Financing	Cash/Conventional. Property is in a designated Opportunity Zone.
Business & Property :	For pricing inquire with listing agent.
Building	
Business	

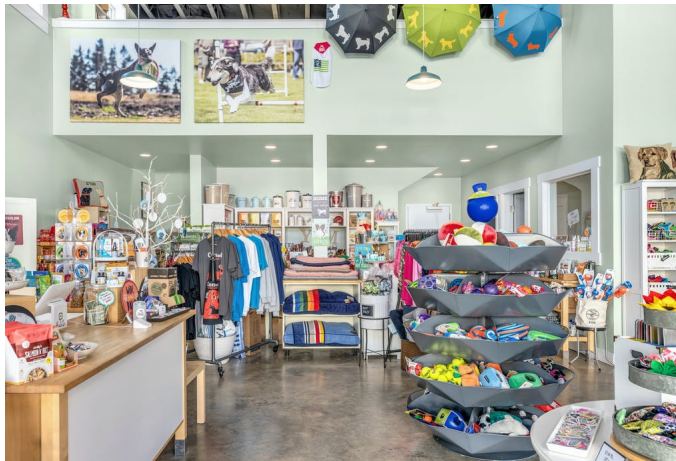
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215 S Meriweather Street #2



Business Opportunity | Pet Boutique

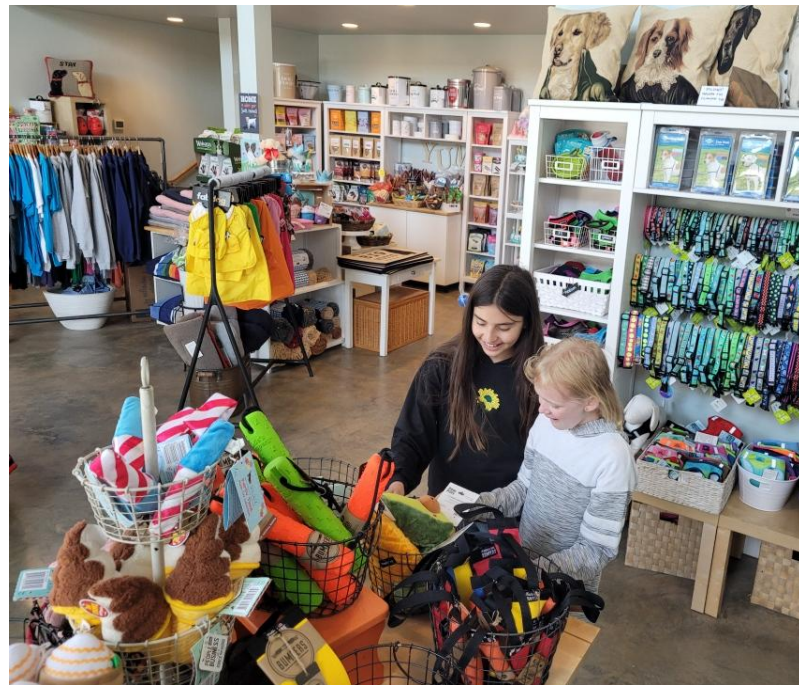
The Salty Dog

The Salty Dog was one of the first shops in Seabrook's retail community and the oldest single-owner business. The owner and operator, built the shop in 2010 with a mission to provide a great experience for dogs and dog lovers alike. Customers can count on an elevated collection of pet products and essentials. Celebrated for its quality merchandise, stylish displays and deep product knowledge, the Salty Dog is a regional destination.

Highlights

- Turnkey business opportunity
- Includes 'exclusive' on pet products and services
- Established lines and vendor relationships
- FF&E in great condition
- Long-term employee

"We absolutely love The Salty Dog! Every time we are in the area we make a point to go there. The owner is so amazing and knowledgeable! I look forward to visiting with her as much as I do shopping there. Her store is adorable and full of unique items!"



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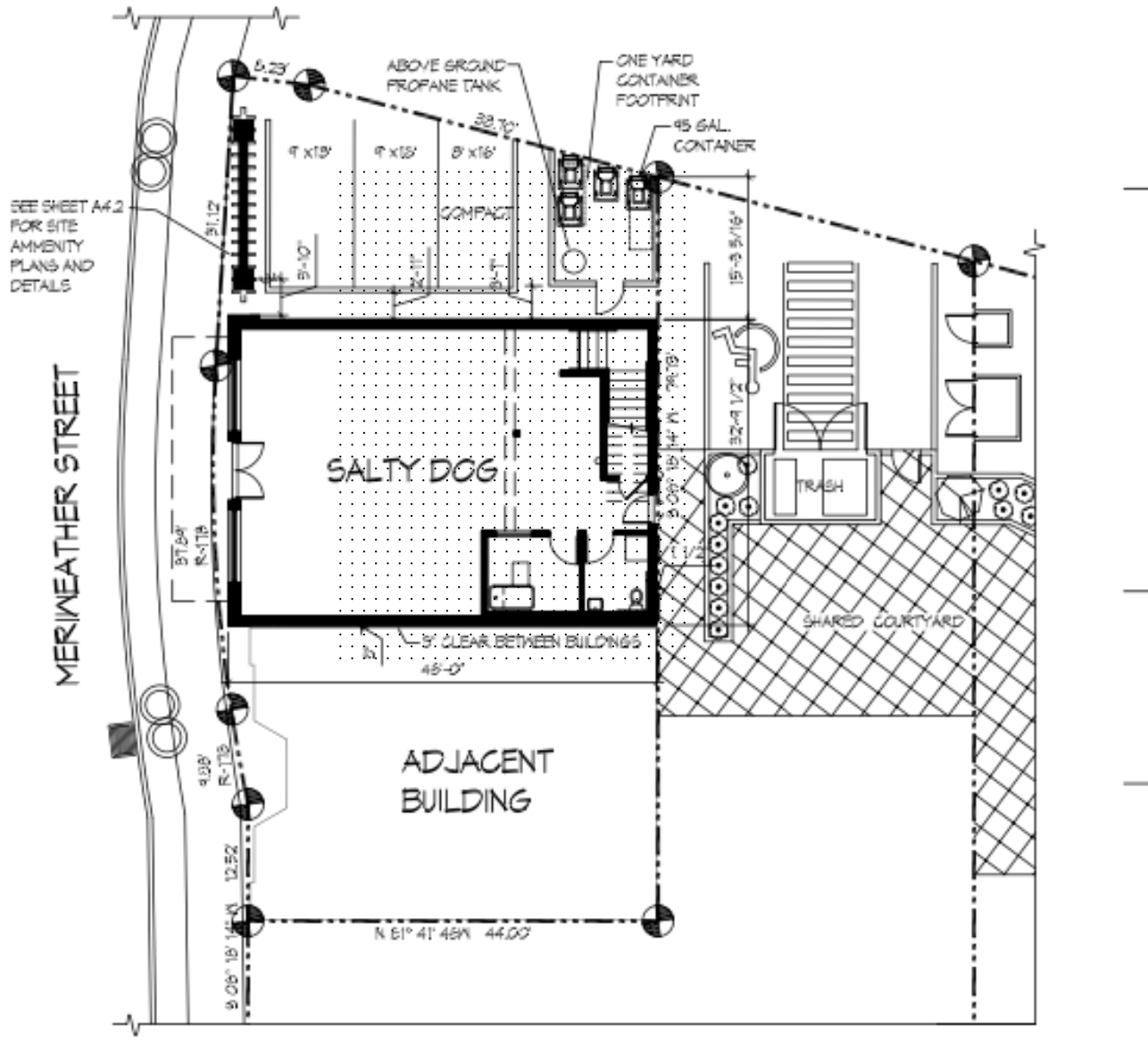
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Site Plan



1 ARCHITECTURAL SITE PLAN

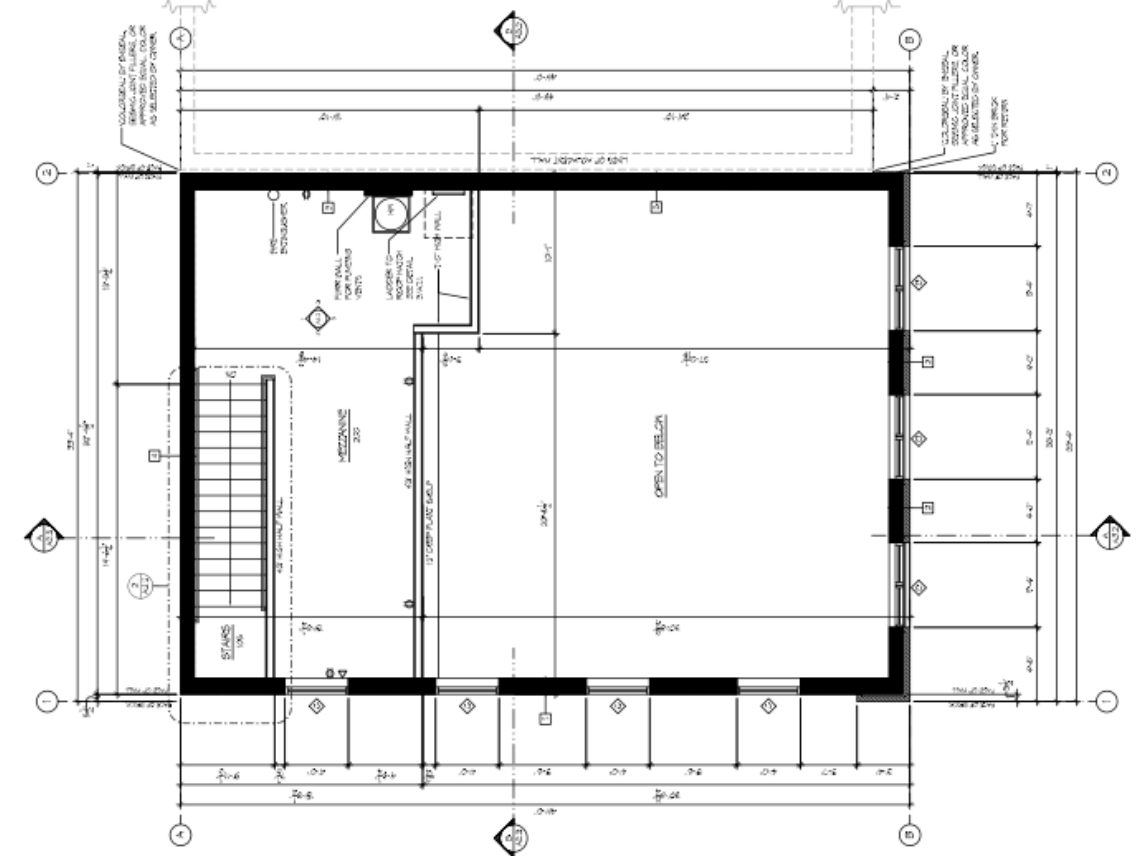
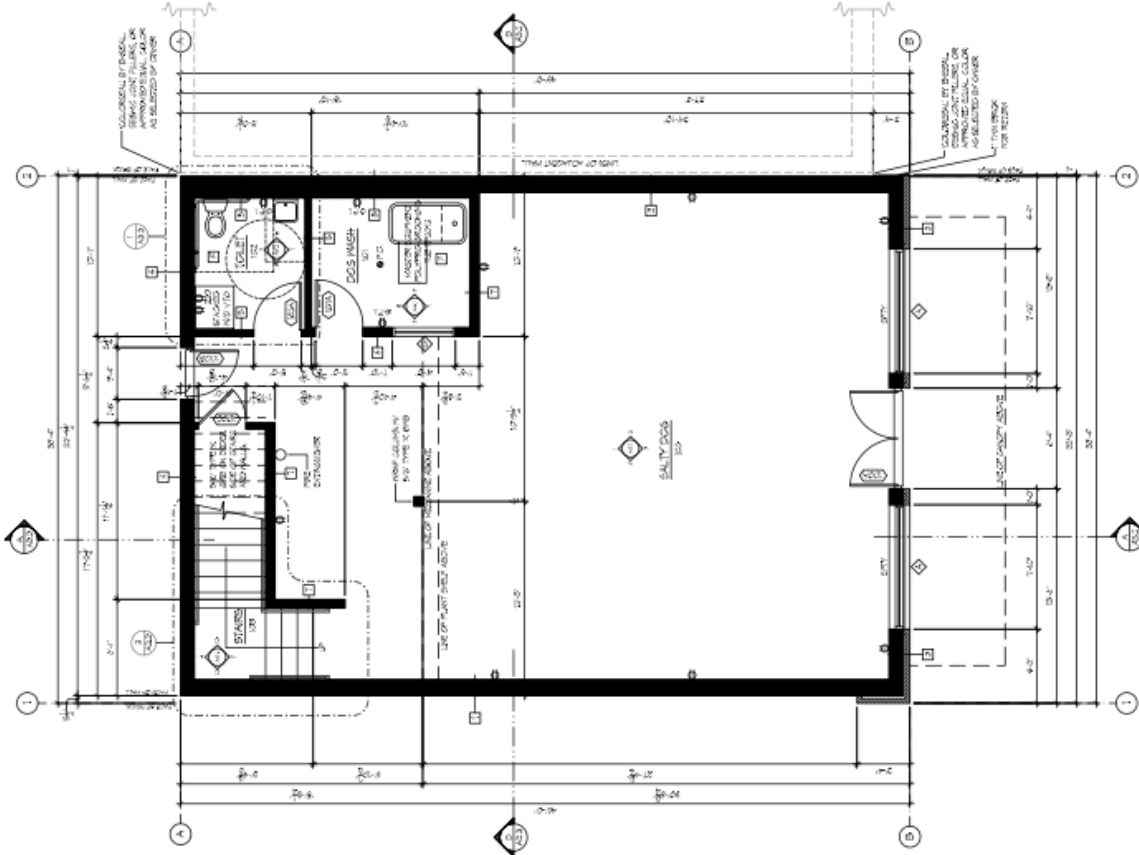
SCALE: 1/10



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Mezzanine Level

First Floor Plan



- ELECTRICAL SYMBOLS**
- PANEL
 - PANEL
 - PANEL
 - PANEL
 - PANEL

② MEZZANINE PLAN

SCALE 1/4" = 1'-0"



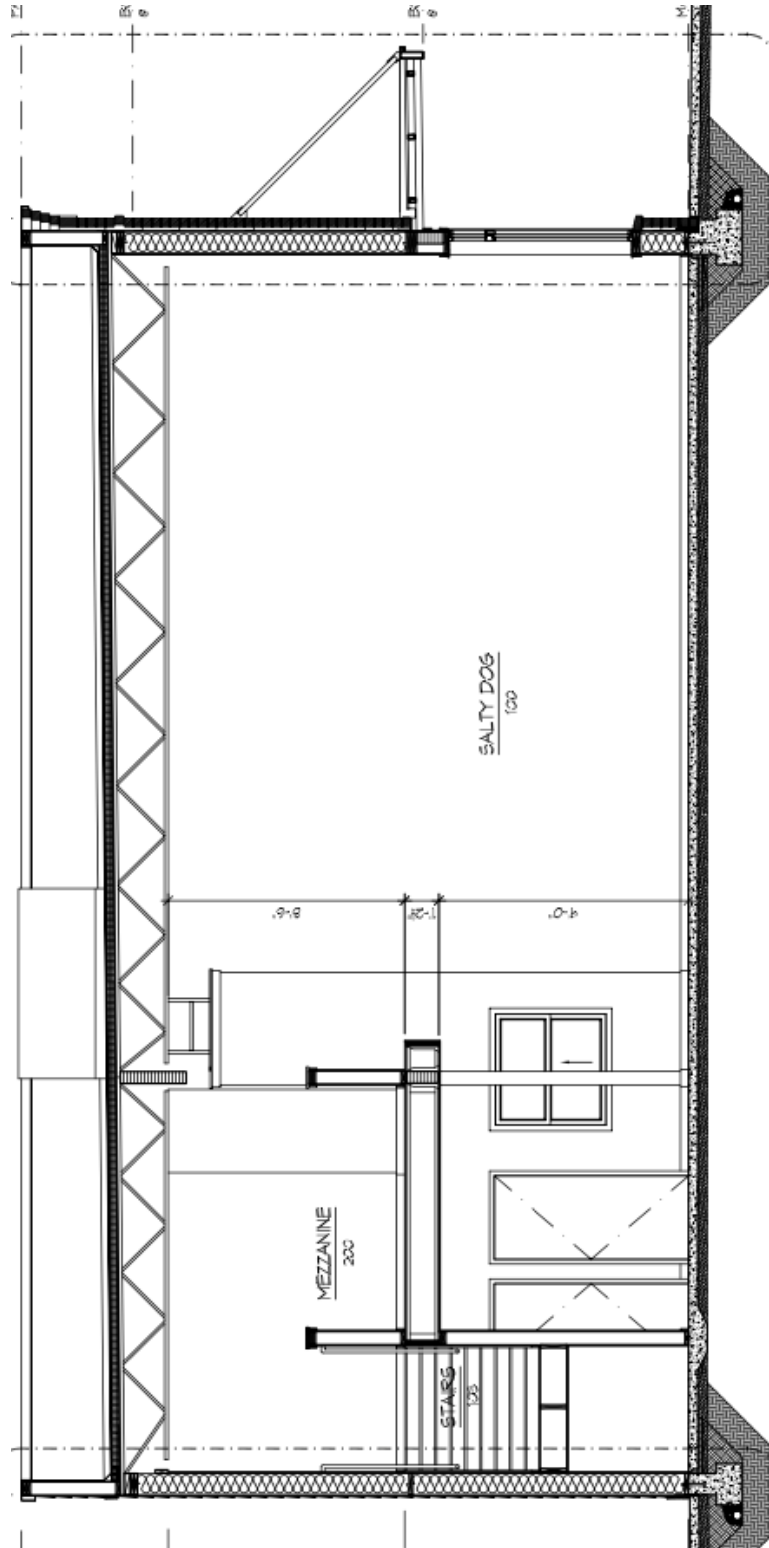
① FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



1. PROVIDE TYPE 2-4 FIRE EXTINGUISHER IN EACH LOCATION AS SHOWN FOR CLASS A FIRE, ORDINARY, INSTANT REPLY OCCUPANCY PER IBC TABLE 501.2. AMBER CORPORATION MODEL # BEC001 OR APPROVED EQUAL.
 2. CONTRACTOR TO COORDINATE EXACT FIRE EXTINGUISHER LOCATION WITH OWNER PRIOR TO

Section



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Contact Listing Agent for More Information

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SERVICE IS AT THE HEART OF WHAT WE DO.