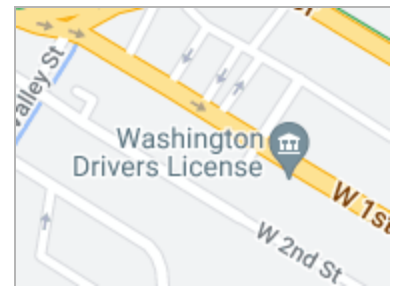


ALL FIELDS DETAIL



(35) **MLS #** 381522
 (45) **Status** Active
 (39) **Asking Price** \$1,299,950
 (37) **Type** 10+ Units
 (36) **Class** MULTI-FAMILY
 (40) **Address** 306 W First Street
 (42) **City** Port Angeles
 (43) **State** WA
 (44) **Zip** 98362
 (38) **Area** 720-NW Pt. Angeles
 (46) **Sale/Rent** For Sale

(47) **View** Salt Water & Mountains
 (48) **Waterfront** None



GENERAL

(49) Agent Joanne Soderlind	(23) Agent License Number 140120
(50) Listing Office 1 IDEAL Real Estate - office: 360-504-3200	(25) Office License Number 21338
(51) Listing Agent 2 Brody Broker - cell: 360-461-7052	(52) Listing Office 2 IDEAL Real Estate - office: 360-504-3200
(53) Broker ID lhoward	(54) Listing Type ER
(55) Listing Date 10/21/2024	(58) County CLALLAM
(59) School District 121-PAHS	(60) Tax Parcel # 063000003403
(61) Subdivision Port Angeles	(62) Range 06
(63) Township 30	(64) Section 00
(65) Legal Lot 2 Block 34 TPA	(66) Lot Dimensions 50x140
(67) Number of Acres 0.16	(68) Zoning Description Commercial
(148) In WRIA 18 East No	(70) Number of Units 12
(71) Year Built 1921	(72) Year Remodeled 2023
(73) Structure Type Multi-Story	(74) Stories 3
(75) Building SQFT 11856	(95) Total Sq Ft 7904
(96) Unfinished Sq Ft 3952	(76) Property Name Bayview Apartments
(77) Annual Rental Income \$148,153	(80) Unit 1 Bedrooms 1
(81) Unit 1 Bathrooms 1	(83) Unit 2 Bedrooms 1
(84) Unit 2 Bathrooms 1	(86) Unit 3 Bedrooms 1
(87) Unit 3 Bathrooms 1	(89) Unit 4 Bedrooms 2
(90) Unit 4 Bathrooms 1	(92) Unit 5 Bedrooms 2
(93) Unit 5 Bathrooms 1	(97) Unit 6 Bedrooms 1
(98) Unit 6 Bathrooms 1	(100) Unit 7 Bedrooms 1
(101) Unit 7 Bathrooms 1	(103) Unit 8 Bedrooms 1
(104) Unit 8 Bathrooms 1	(106) Seller Name Bastion Developments LLC
(111) Occupied (Y/N) Yes	(112) Sign (Y/N) No
(113) Key Key Listing Office	(114) Showing Instructions Call Listing Agent
(115) Special Instructions Do not show without Appt	(117) Key Location Need 24-48 hr notice
(118) Directions From 101 Go west on front to left on first. Property On south side.	(121) Taxes \$ \$2,854
(122) Tax Year 2024	(123) Tax Exemption None
(129) IDX Include Y	(130) Update Date 10/21/2024
(131) Status Date 10/21/2024	(132) HotSheet Date 10/21/2024
(133) Price Date 10/21/2024	(134) Input Date 10/21/2024 10:37 AM
(136) Associated Document Count 2	(137) Original Price \$1,299,950
(138) REO (Y/N) No	(139) Short Sale (Y/N) No
(140) Foreclosure (Y/N) No	(141) Owner Financing No
(142) Agent Hit Count 0	(152) Client Hit Count 0
(26) Cumulative DOM 0	(24) Geocode Quality Exact Match
(8) Picture Count 64	(1) Price Per SQFT \$109.64
(13) Input Date 10/21/2024 10:37 AM	(14) Update Date 10/21/2024 10:37 AM

FEATURES

APPLIANCES	FLOORS	POSSESSION	SIDING
Dryer	Vinyl	Subject Tenancy	Stucco
Refrigerator	WW Carpet	POWER	STORAGE
Range/Oven	FOUNDATION	City	Basement
Washer	Concrete	ROAD ACCESS	TOPOGRAPHY
CONDITION	HEAT	Public	Level

FEATURES

Good
DOCUMENTS
 Disclosure
 Pre Title
EASEMENTS
 Recorded

See Remarks
LAUNDRY
 Shared
 See Remarks
PARKING
 Other

Paved
ROOF
 Hot Mop
SCHOOLS
 PAHS
SEWAGE
 Sewer

VIEW
 Partial Mountains
 Partial Salt Water
WATER
 City

REMARKS

(0) Remarks Own a piece of Port Angeles history! Bayview Apartments has been a landmark in downtown Port Angeles since 1921. With 12 units there is constant cashflow and these units are in high demand and rent instantly. The yearly income is over \$148K and the current owners have spent the last seven years going through the units and doing repairs and upgrades. At this point, the building is in great shape and future expenses should be minimal. The unfinished bottom story provides an opportunity to expand the building by 50% without a lot of expense meaning that cashflow can easily increase with some additional investment.

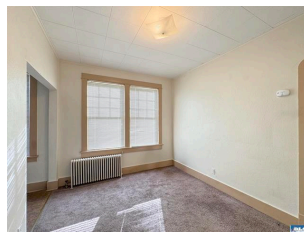
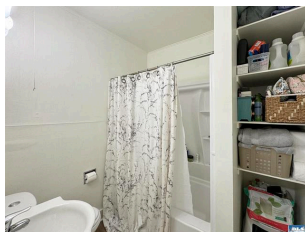
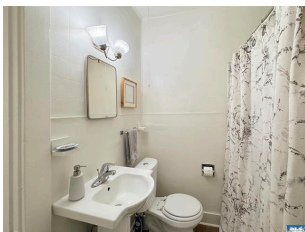
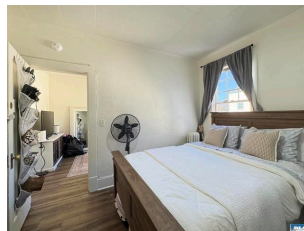
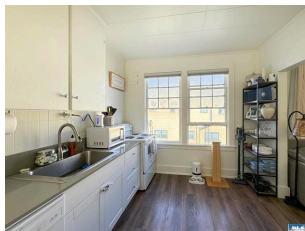
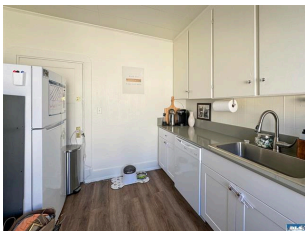
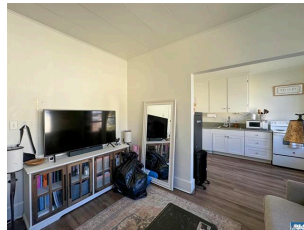
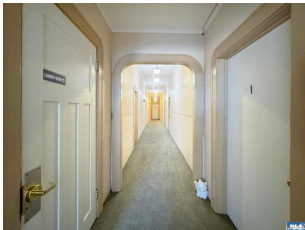
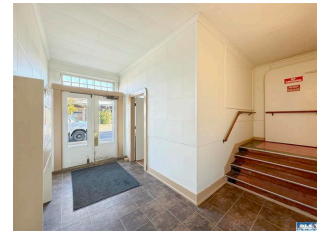
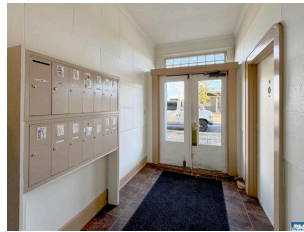
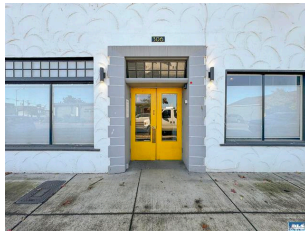
ADDITIONAL REMARKS

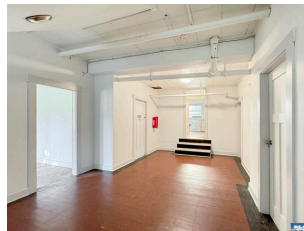
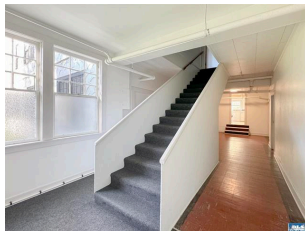
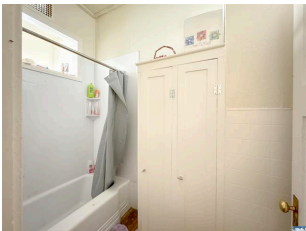
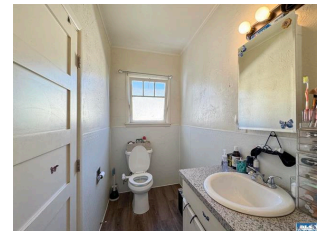
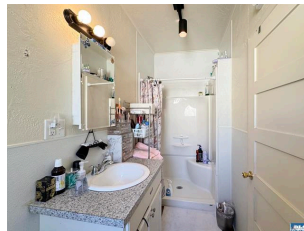
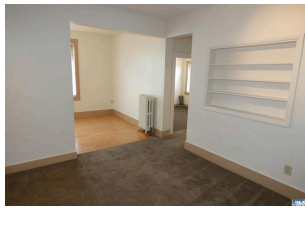
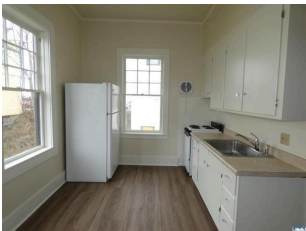
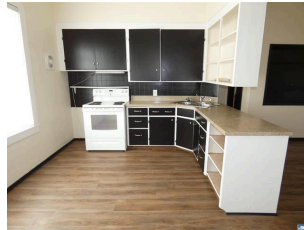
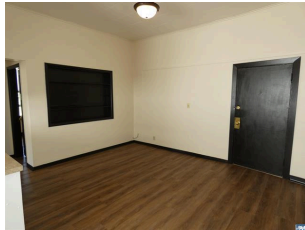
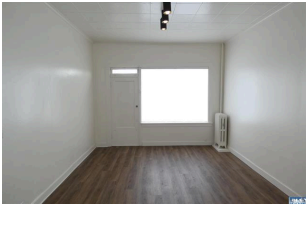
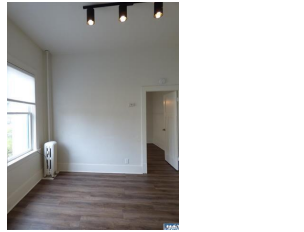
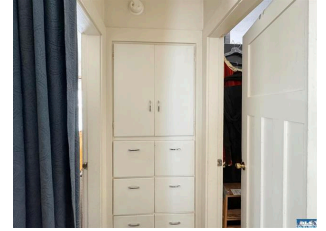
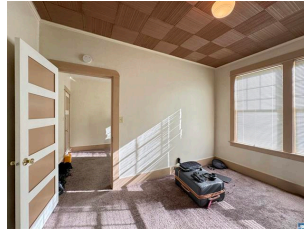
(167) Additional Remarks Tenants can pay extra \$20 month for access to laundry room.

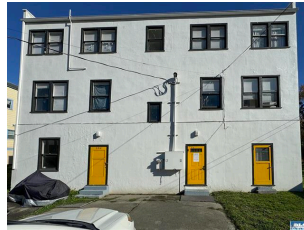
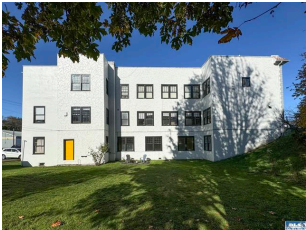
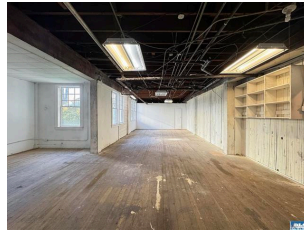
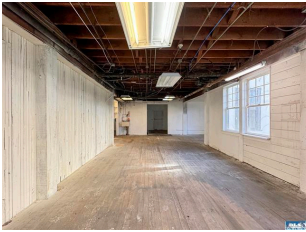
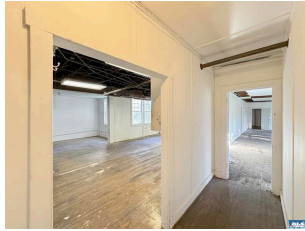
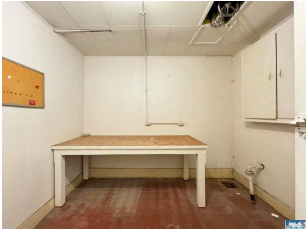
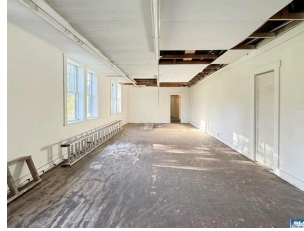
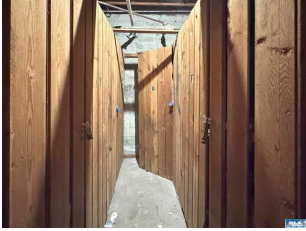
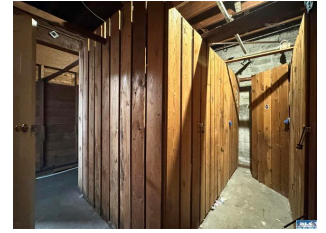
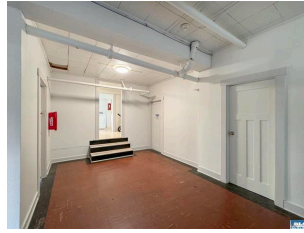
AGENT ONLY REMARKS

(166) Agent Only Remarks Unit 0: Studio, 1 bath. Unit 9: 1bd, 1 bath. Unit 10: 2bd, 1 bath. Unit 11: 2bd, 1 bath. The building is fully leased so two-day notice for showings is requested if possible. Do not view without an appointment. Send offers to marketingteam@brodybroker.com and docs@ideallife.com. Sellers are working with the property management company to charge back utilities to tenants. Heat is a boiler with radiators.

ADDITIONAL PICTURES







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.