

**Copalis Cove
798 Ocean Shores Blvd NW
Ocean Shores, WA.**



Great opportunity for owner/operator. Popular pub in great location across from hotels in Ocean Shores. Current owner has completely updated interior to create a more upscale and clean feel. This is reflected in its growing income. Corner location provides excellent exposure. 2,276 SF on main level for pub. There is a 1,140 SF 2 bd/1 bath apartment on second level. Currently upstairs apartment is vacant and could serve as owner's living space or nightly rental (subject to OS rules and regs). Price is based on nearly a 10% CAP rate. Ocean Shores has nearly 4 million annual visitors and its population is growing... now over 7,000.

NWMLS #: 2377439

Price: \$1,195,000



Windermere
REAL ESTATE



Jim Donahoe

CCIM, Managing Broker

(360) 789-5114

jdonahoe@windermere.com

Information deemed reliable but cannot be guaranteed



By the numbers...

14,810 SF Lot

6,494 SF Total Building Area

48 dedicated parking spots
plus shared parking

All LID's have been paid

Property is in OS Comm Club

Great location... walk to shops,
ocean and convention center. Right
across the street from hotels.

In Opportunity Zone!

The area...

2.5 hours from Seattle

3 hours from Portland

1 hour to Olympic National Park

Grays Harbor County offers a growing
economy including port expansion

Ocean Shores hosts nearly 4 million
annual visitors and features many
events, shops, activities and services

Ocean, lakes and freshwater canals

7,000+ permanent residents

Web sites...

copaliscovepub.com

oceanshores.org

graysharbor.us

seabrookwa.com

