

FOR SALE

COUPE'S VILLAGE

COMMERCIAL COMPLEX

107 S MAIN STREET, COUPEVILLE, WA 98239



The information provided herein is derived from sources deemed reliable but is not guaranteed and is offered without any representation or warranty, expressed or implied, as to its accuracy. Prospective buyers or tenants are encouraged to independently investigate and verify all information considered material, including but not limited to income and expense statements. Property lines shown are approximate. Please consult your attorney, accountant, or other professional advisors.

Exclusively Listed By:

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Homes for Heroes

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Investment Overview



Welcome to Coupe's Village a well-established 25 unit retail and office complex with a long-term, one-owner rental history. The complex consists of 7 building suite sizes ranging from (120 sqft -2,728 sqft +/-), which has proven to provide diverse spaces for tenants; several of whom have occupied for more than 10 years. Notable long-term tenants include Penn Cove Vet Clinic, Coupeville Dental, and Peoples Bank. Situated in close proximity to State Route 20, the Island's main corridor, Whidbey Health Medical Center and the County Courthouse and sitting proudly on Coupeville's Main Street. The current owner designed and built the project in phases from 2001 to 2005, and currently self-manages the entire development. Coupe's Village has become a staple to this cozy waterfront community.



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FINANCIAL SUMAMRY

\$6,300,000
Offering Price

\$683,172
Potential Gross Income
(Full Capacity)

\$639,480
Current Gross Income
*as of 1/1/26

\$171,184
Total Expenses

\$511,988
Current Operating
Income

9.2%
Proforma Cap Rate At
Full Capacity

PROPERTY SUMMARY

28,815 sf +/-
Gross Leaseable Area

32,328 SF +/-
Gross Building Area

3.22 Acres
Lot Size

165
Parking Stalls

2001-2005
Year Built

R13233-020-4350
Parcel Number



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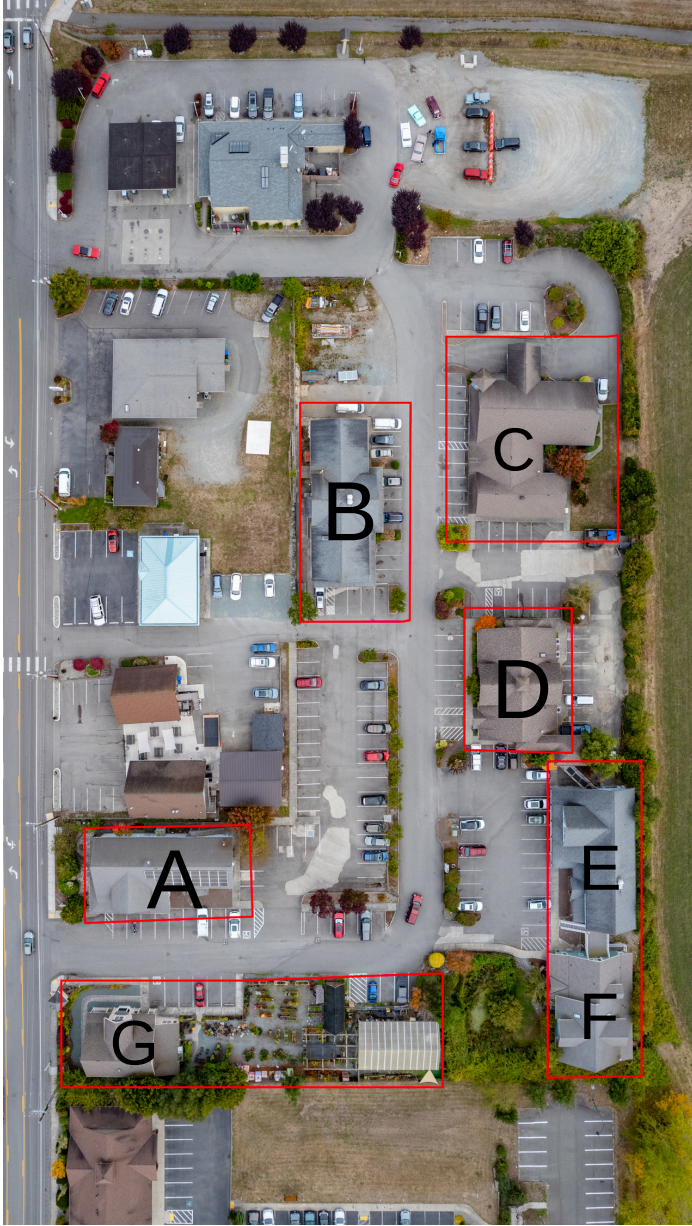
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SITE PLAN & TENANT MIX



Building A
3,815 SqFt +/-
Island Prosthesis &
Orthotics | Whidbey
Accupuncture & Herbs |
King Water Company

Building F
4,655 SqFt +/-
Penn Cove Vet
Clinic

Building B
4,448 SqFt +/-
Pizza Factory
CK Electric

Building G
4,655 SqFt +/-
Rain Shadow
Nursery | Terra
Firma | CVH Inc.

Building C
4,685 SqFt +/-
Peoples Bank
Coopville Dental
Clinic

Total : 28,815 SqFt
+/-
Gross Leaseable
Area of all Building

Building D
4,454 SqFt +/-
Ann Danhauer
Clinic
Lexar Homes

Building E
4,655 SqFt +/-
Zito & Associates
All Heart Agency

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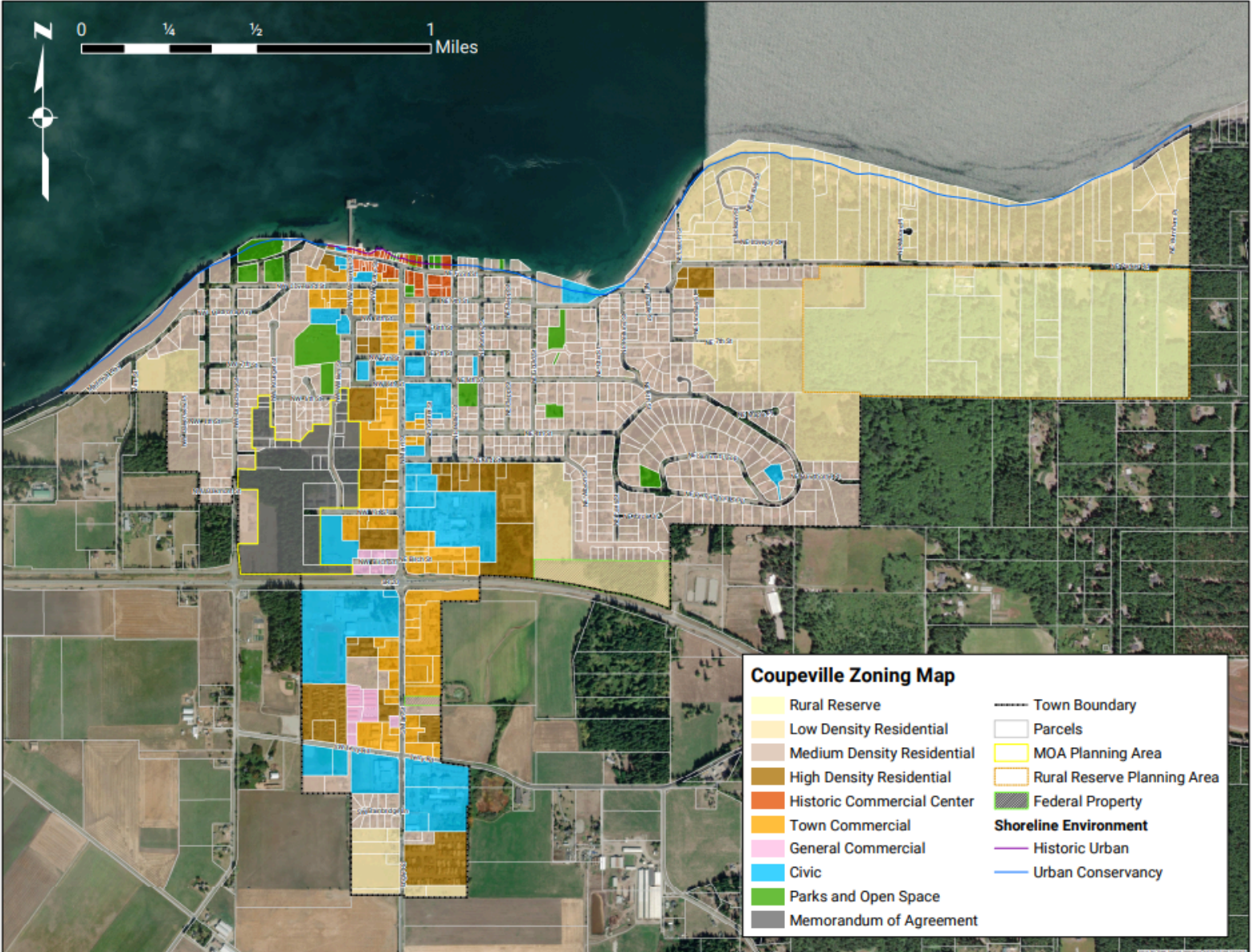
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ZONING MAP



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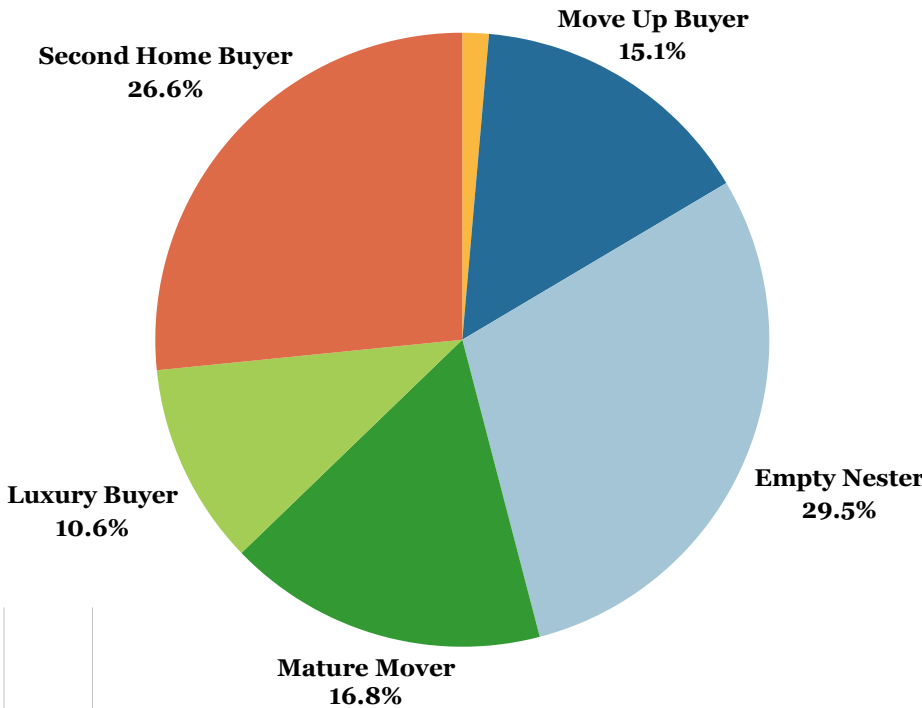


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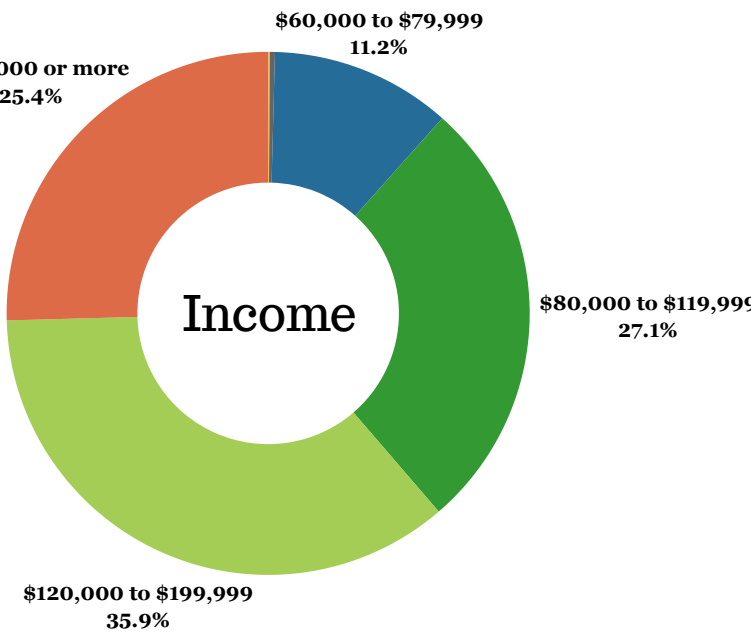
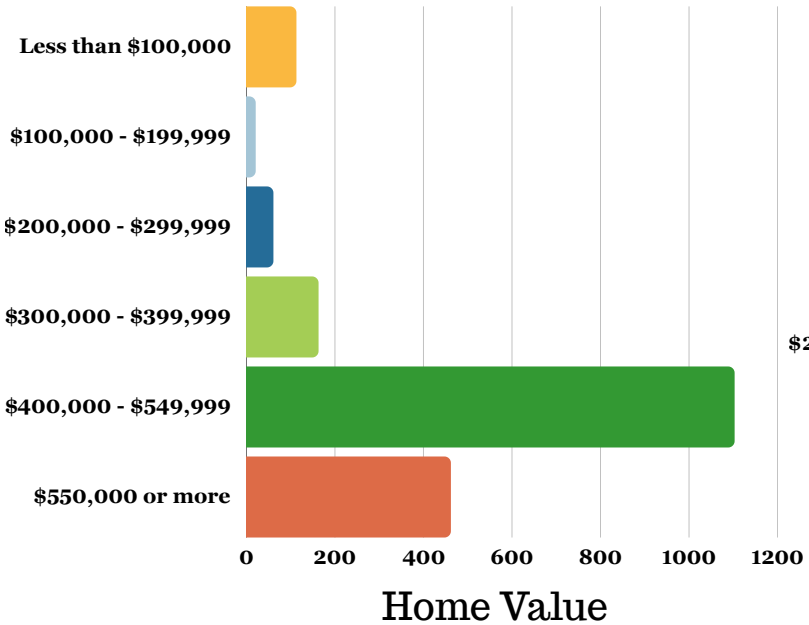
COMMUNITY SNAPSHOT

6 MILE RADIUS FROM COUPE'S VILALGE

Life Stage



- Less than \$100,000
- \$100,000 - \$199,999
- \$200,000 - \$299,999
- \$300,000 - \$399,999
- \$400,000 - \$549,999
- \$550,000 or more



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Better Homes and Gardens REAL ESTATE | **MCKENZIE REALTY**

Homes for Heroes

| Building | Business Name | Price Per SQFT | Scheduled Rent | Lease Expiration | Footage |
|----------------|-------------------------------|----------------|----------------|------------------|-------------|
| Suite A | | | | | 4595 |
| #101-A | Island Prostheics & Orthodics | \$26.34 | \$2,482.66 | 3/31/2023 | 904 |
| #101-B | Island Prostheics & Orthodics | \$17.05 | \$516.14 | 3/31/2023 | 260 |
| #102 | Whidbey Accupuncture & Herbs | \$27.98 | \$1,513.39 | 10/31/2024 | 530 |
| #103 | Pine & Fir Design | \$16.76 | \$960.38 | 7/31/2024 | 500 |
| #201-A | Vacant | \$18.66 | \$713.00 | 10/31/2025 | 330 |
| #201-B | Mark Varlgen | \$26.34 | \$364.11 | 6/30/2025 | 130 |
| #202-A | NW Water Management Systems | \$17.34 | \$365.00 | 8/31/2026 | 178 |
| #202-B | Dawn Fafata | \$23.79 | \$365.00 | 8/31/2026 | 141 |
| #203 | CVH Inc | \$19.99 | \$1,484.00 | 12/31/2030 | 842 |
| Suite B | | | | | 4989 |
| #101 | Pizza Factory | \$17.73 | \$3,014.73 | 8/31/2026 | 2041 |
| #102 | CK Electric | \$15.88 | \$855 | 8/31/2028 | 471 |
| #103 | CK Electric | \$15.86 | \$778 | 8/31/2026 | 429 |
| #201 | Marcon Corp. | \$17.40 | \$1,495 | 7/31/2026 | 725 |
| #203 | Jennifer Kinsey | \$17.72 | \$630.30 | 6/30/2026 | 298 |
| #202 | Bill Zook | \$18.89 | \$568.75 | 6/30/2026 | 257 |
| #204 | CK Electric | \$14.20 | \$413.60 | 8/31/2024 | 227 |
| Suite C | | | | | 4685 |
| #101 | Peoples Bank | \$24.77 | \$5,432.42 | 12/31/2026 | 2632 |
| #102 | Coupeville Dental Clinic | \$11.71 | \$1,135.18 | 12/31/2025 | 800 |
| #103 | Coupeville Dental Clinic | \$14.94 | \$1,560 | 12/31/2025 | 1253 |

| Building | Business Name | Price Per SQFT | Scheduled Rent | Lease Expiration | Footage |
|----------------|-----------------------|----------------|----------------|------------------|-------------|
| Suite D | | | | | 4998 |
| #101 | Whidbey Health | \$20.30 | \$6,500.00 | 1/31/2030 | 1509 |
| #201 | Marcia Muchnik | \$16.40 | \$632.93 | 8/31/2025 | 313 |
| #202 | Journey Counseling | \$23.38 | \$1,200 | 4/30/2025 | 461 |
| #203 | Purple Moon Wellness | \$23.10 | \$549.54 | 1/31/2025 | 213 |
| #204-A | Amy Click | \$21.04 | \$1,279.09 | 3/31/2023 | 120 |
| #204-B | Amy Click | | | | 411 |
| Suite E | | | | | 4999 |
| #101 | Celerity Cycles | \$21.64 | \$2,770.00 | 9/30/2023 | 1148 |
| #102 | CV Storage | \$0.00 | \$11.85 | | 394 |
| #103 | Zito & Associates | \$17.35 | \$2,137.20 | 8/31/2026 | 1116 |
| #104 | Part of 103 | | | | |
| #201 | All Heart Agency | \$16.94 | \$3,747.18 | 9/30/2025 | 1567 |
| #202 | All Heart Agency | | | | 174 |
| #203 | All Heart Agency | | | | 178 |
| Suite F | | | | | 3426 |
| #101 | Penn Cove Vet. Clinic | \$25.94 | \$5,896.85 | 8/31/2037 | 2728 |
| #201 | Vacant | \$19.86 | \$2,400.00 | | 1450 |
| #202 | Part of F201 | | | | |
| #203 | Part of F201 | | | | |
| #204 | Part of F201 | | | | |
| Suite G | | | | | 3884 |
| #102 | Rain Shawdow Nursery | \$32.64 | \$1,360.00 | 12/31/2022 | 500 |
| #101 | Whidbey Provisions | \$25.31 | \$2,700.00 | 8/31/2025 | 1280 |
| #201 | Whidbey Provisions | \$16.50 | \$1,100 | 8/31/2024 | 800 |