



Green Lantern Pub
3119 SR 109
Copalis Beach, WA.



In the Opportunity Zone



Improved pricing with potential of owner terms subject to Seller's approval of buyer. Iconic pub on the Washington Coast. Owners have done remarkable job creating a welcoming atmosphere for a divergent audience ranging from Seabrook patrons, locals, business owners to tourists from all over. This is truly a gathering spot whether during summer tourist season or winter clam tides. Over the years the focus has changed to a great eating and entertainment experience. Courtyard with stage provides a great venue and a place where you can bring your dog and enjoy a meal. New County water system will allow for outdoor area expansion. Step back in time and enjoy a beer, play pool or try pull tabs. 2025 CAP rate of 10.7%

NWMLS #: 2377339

Improved 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...

32,670 SF Lot

2,201 SF Total Building

Popular outdoor eating area with stage for bands and events

Web sites...

greenlanternpub.com

graysharbor.us

oceanshores.org

seabrookwa.com

tourismoceanshores.com

In Opportunity Zone!

The area...

2.5 hours from Seattle

3 hours from Portland

45 minutes to Olympic National Park

10 minutes North to Seabrook

10 minutes South to Ocean Shores

Both offering many activities

Miles and miles of ocean beaches

Walk to Griffith Priday State Park

Great razor clam digging

