

**ALL FIELDS DETAIL**



(34) **MLS #** 352222  
 (44) **Status** Active  
 (38) **Asking Price** \$999,950  
 (36) **Type** Building/Land  
 (35) **Class** COMMERCIAL-INDUSTRIAL  
 (39) **Address** 191 Airport Rd  
 (41) **City** Port Townsend  
 (42) **State** WA  
 (37) **Area** 810-Pt. Townsend  
 (43) **Zip** 98368  
 (45) **Sale/Rent** For Sale



**GENERAL**

(46) <b>Agent</b>	Brody Broker - cell: 360-461-7052	(22) <b>Agent License Number</b>	26875
(47) <b>Listing Office 1</b>	KELLER WILLIAMS Olympic - office: 360-477-9665	(24) <b>Office License Number</b>	21338
(48) <b>Listing Agent 2</b>	Joanne Koon	(49) <b>Listing Office 2</b>	KELLER WILLIAMS Olympic - office: 360-477-9665
(50) <b>Broker ID</b>	LHoward	(51) <b>Listing Type</b>	ER
(52) <b>Listing Date</b>	12/17/2021	(55) <b>County</b>	Clallam
(56) <b>Tax Parcel #</b>	001284022	(60) <b>Legal</b>	On Leased Land - See Associated Docs
(61) <b>Lot Dimensions</b>	Irregular	(62) <b>Number of Acres</b>	0.00
(63) <b>Zoning Description</b>	See Remarks	(64) <b>Zoning Code</b>	EPF-WM
(150) <b>In WRIA 18 East</b>	No	(66) <b>Year Built</b>	2006
(68) <b>Structure Type</b>	1.5 Story	(70) <b>Building SQFT</b>	5450
(71) <b>Condition</b>	Very Good	(74) <b>Location</b>	Freestanding
(83) <b>Seller Name</b>	Hallinan Enterprises LLC	(88) <b>Occupied (Y/N)</b>	No
(89) <b>Commercial Sign (Y/N)</b>	Yes	(90) <b>Key</b>	Keybox
(91) <b>Showing Instructions</b>	Show & Sell	(94) <b>Directions</b>	From Hwy 101, follows signs for SR -20 E toward Port Townsend. In 7.8 miles, turn right onto WA-19 S. In 1.1 miles, turn right onto Airport Rd. Building is left of Spruce Goose Cafe.
(95) <b>Sell Side Comm.</b>	2.5	(97) <b>Taxes \$</b>	\$3,201
(98) <b>Tax Year</b>	2021	(99) <b>Tax Exemption</b>	None
(106) <b>Tax ID</b>	98368	(108) <b>Update Date</b>	2/14/2022
(109) <b>Status Date</b>	12/17/2021	(110) <b>HotSheet Date</b>	12/17/2021
(111) <b>Price Date</b>	12/17/2021	(112) <b>Input Date</b>	12/17/2021 12:09 PM
(114) <b>Associated Document Count</b>	4	(115) <b>Original Price</b>	\$999,950
(116) <b>REO (Y/N)</b>	No	(117) <b>Short Sale (Y/N)</b>	No
(118) <b>Foreclosure (Y/N)</b>	No	(119) <b>Owner Financing</b>	No
(25) <b>Cumulative DOM</b>	67	(7) <b>Picture Count</b>	49
(8) <b>Days On Market</b>	67	(103) <b>Virtual Tour</b>	<a href="#">Virtual Tour</a>
(107) <b>IDX Include</b>	Y	(12) <b>Input Date</b>	12/17/2021 12:09 PM
(13) <b>Update Date</b>	2/14/2022 1:14 PM		

**FEATURES**

<b>ADJACENT TO</b> Airfield	<b>FLOORS</b> Concrete	<b>POWER</b> PUD	<b>STORAGE</b> Indoor
<b>APPLIANCES</b> Disposal	Vinyl	<b>RESTROOMS</b> ADA	<b>TERMS</b> 1031 Exchange
<b>ASSETS INCLUDED</b> Building	WW Carpet	Unisex	Cash
Fixed Equipment	See Remarks	See Remarks	Conventional
<b>DOCUMENTS</b> Disclosure	<b>HEAT</b> Baseboard	<b>ROAD ACCESS</b> Paved	<b>VEGETATION</b> Landscaped
Pre Title	Radiant Floor	Street	<b>VIEW</b> Partial Mountains
See Remarks	See Remarks	<b>ROOF</b> Metal	<b>WATER</b> City
	<b>PARKING</b> Off Street	<b>SEWAGE</b> Septic	<b>Additional Features</b> Hangar
	On Site	Installed	
	<b>POSSESSION</b> Closing		

**REMARKS**

(134) **Remarks** Amazing 4050 sqft commercial hangar w/ a 3/4 bath attached. Inside the attached 1400 sqft lobby/office/pilot's lounge you'll find an ADA accessible 1/2 BA, large reception, office, break room, closet w/ plenty of storage. Large pilot's lounge upstairs w/ balcony & commanding views of the Olympic mountains & airfield. Radiant heat flooring throughout, plus added assurance of on-site PM security, additional access roads & webcams for weather monitoring. 3000x75 ft runway was resurfaced just last year.

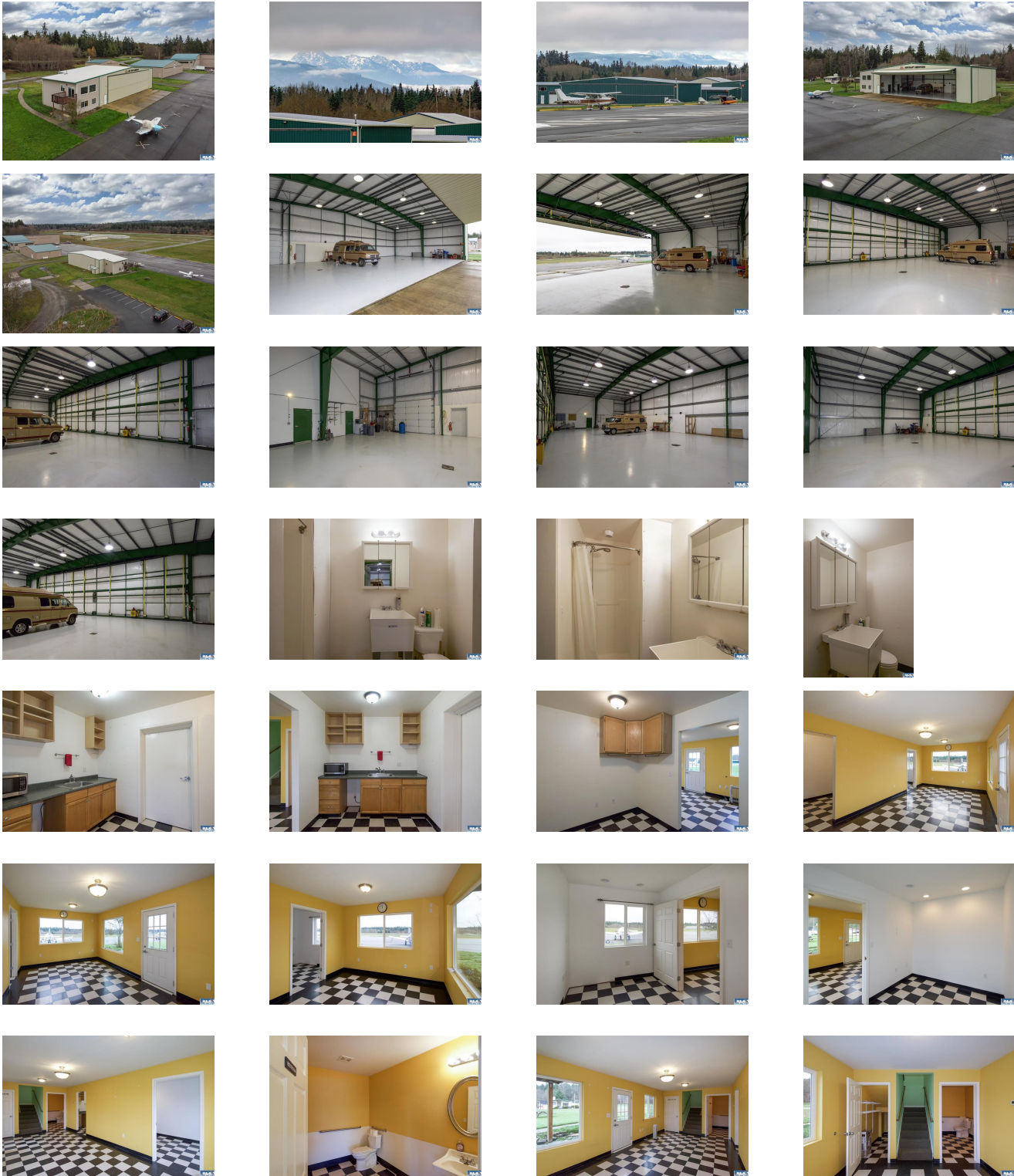
**AGENT ONLY REMARKS**

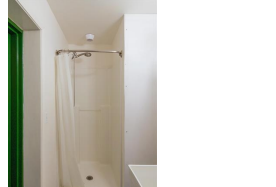
**(135) Agent Only Remarks** Zoning: Essential Public Facility-Airport. Please exercise caution when opening/closing the hangar door (there is no motion sensor) & leave the building as you found it. Buyers agent must be present at all showings, inspections & appraisals or commission shall be reduced to 1%. Please use First American for escrow & Jefferson Title for title. Please send all offers to marketingteam@brodybroker.com & docs@brodybroker.com

**ADDENDUM**

**(136) Addendum** -Lease for land \$330/month. -Prior business was aircraft service & there is still high demand for this. -Waste oil heater needs air compressor to run heater. -Potential to expand at rear of building. -Fuel service, Spruce Goose Cafe & PT Aero Museum all on site. See associated documents for more available services. -See associated documents for Jefferson County Airport FAA info.

**ADDITIONAL PICTURES**





## DISCLAIMER

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