

Joe Creek Condos



56 Central Ave
Pacific Beach, WA.

Located in Opportunity Zone... ask listing broker about those benefits. Renovated inn or apartment complex in Pacific Beach. 8 units including a dramatic 1 bedroom penthouse with ocean view. Centrally located... just a short walk to the beach and the growing number of shops and eateries on Main Street. Only one mile from the resort community of Seabrook, which offers upscale shops and restaurants. Pacific Beach is being discovered. Continue operating as motel or live in the penthouse and rent the other 7 units. Owner's health has limited them from operating full time. Also has laundry room and renovated courtyard. Solid concrete block construction. Truly a hidden gem on the Washington Coast.

NWMLS #: 2297918

Price: \$1,295,000




Windermere
REAL ESTATE



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Information deemed reliable but cannot be guaranteed

The area...

3 hours from Puget Sound and Portland.

40 minutes to Olympic National Park

Grays Harbor County is growing with port expansion

20 minutes South of Pacific Beach is Ocean Shores with nearly 4 million annual visitors featuring many events, shops, restaurants and services

The huge driver in the area is the Town of Seabrook, 1 mile South of PB. 600 existing homes with 1,500 recently additionally approved permits.

By the numbers...

4,792 SF Lot

5,095 SF Building



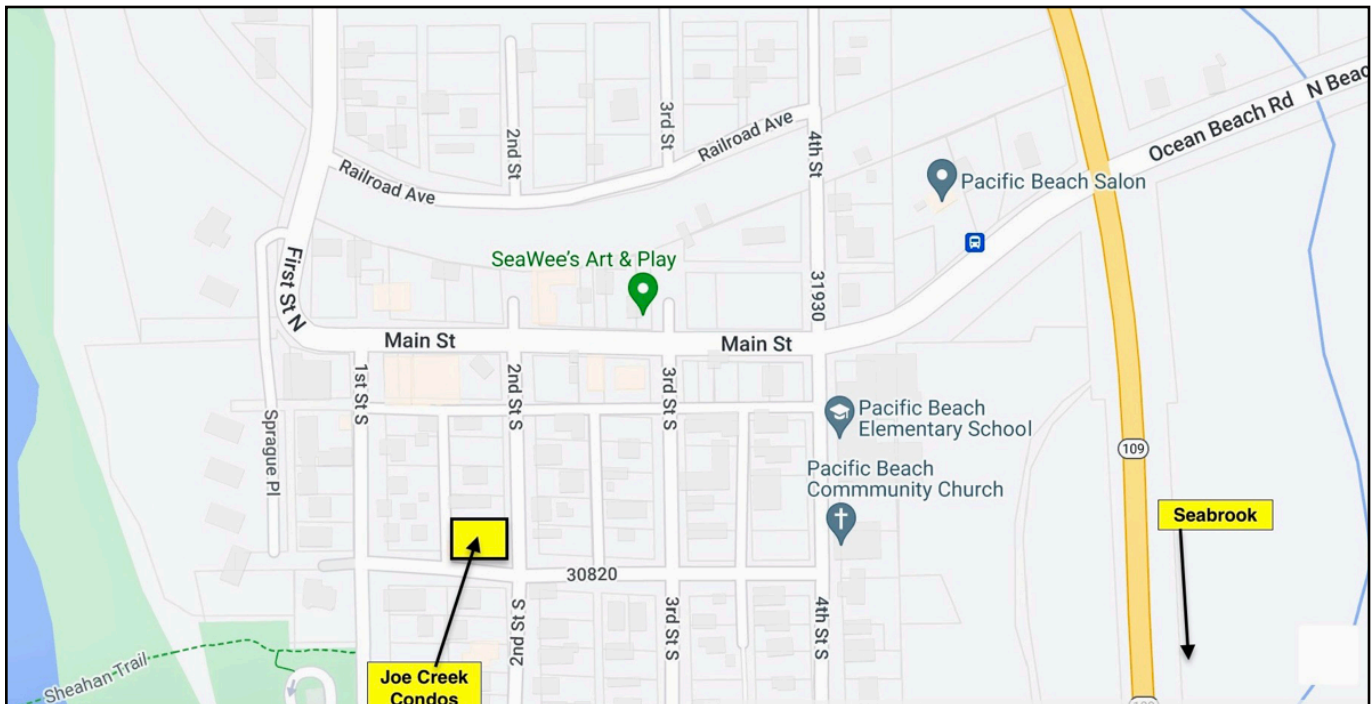
Web sites...

pacificbeachwa.com

seabrookwa.com

graysharbor.us

Check out Opportunity Zones at IRS.gov





View from penthouse



Bedroom



New courtyard



Bedroom with bunk beds



New hot tubs courtyard



Bedroom with canopy bed



Walking trail to beach



Corner kitchen



Sunset in Pacific Beach



Night view



Ocean view from penthouse

Joe Creek Condos

Work completed since 2022 purchase and unit descriptions

Every condo:

- New or newer paint inside
- has new or newer mattresses and a mattress protective pad
- has a new TV (Roku's) in every bedroom and living room, most are mounted
- has a fully stocked kitchen w/new/newer items to prepare & serve most any meal; extra stock and rarely requested items are in the office hallway or shop
- Blue patterned linens for beds and blue towels for bathrooms

Condo 1 (main floor down hallway past office that goes to courtyard)

- Studio unit with one queen bed, dresser and kitchenette with microwave, toaster oven with small griddle and coffee pot. Suitable for 1-2 people only.

Condos 2 & 5 (2 is on main floor; 5 is on the second floor)

- One bedroom units with 2 queen beds, smaller kitchen fully stocked, bathroom

Condos 3 & 4 (3 is on the main floor; 4 is on the second floor)

- One bedroom with large kitchen, extra sitting space, living room
- #3 has two queen beds in the bedroom and a newer sofa bed in LR
- #4 has one queen bed, a full size bed with an upper twin & sofa bed in LR

Condo 6 (on 2nd floor)

- Two bedrooms with a queen bed in each one. Large closets. Full bath. Open kitchen / living room with newer furniture.
- Currently under a one year lease

Condo 7 (on 2nd floor around the corner from #6)

- One bedroom with a queen bed and futon, open kitchen and living room.
- Sellers are currently living in #7 and should be 100% out of it by the 13th and will be cleaned, stocked and painted.

Condo 8 (Penthouse on the third level)

- One large bedroom with a CalKing wrought iron bed and new dressers
- Living Room with dining table, breakfast bar with stools
- Painted in the spring of 2024
- Entry is a key, not a keypad. Keybox is outside of door.
- Entire south side is windows with an excellent view



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Work completed since 2022 purchase and unit descriptions... continued

Courtyard

- Cement is painted with red tennis paint; can provide brand/color
- Two 2.5 year old hot tubs with L&I approved wiring. In addition to a local hot tub tech checking and cleaning the tubs approximately twice a week, the tubs have a built in 24/7 auto sanitizing ultraviolet system
- Tubs are covered by a Purple Leaf 12x16 with closeable screens and curtains
- Conversation area is enclosed on three sides making it usable 24/7
- 36" Blackstone propane grill for guest use, also 2 charcoal grills outside
- Outdoor couch and propane fireplace with extra wicker chairs

Garbage Area

- Garbage and recycling containers; gate is locked from the inside

Shop / Laundry

- The shop stores extra amenities, tools and supplies
- The "condo" laundry is located thru the next door
- There are 4 electric washers and 3 gas dryers with plenty of storage for linens
- There is also a slider to the former public laundry; there is 1 working washer, 1 broken washer and broken dryers. They may be able to be repaired or replaced. The current prices were about \$2 to wash and \$2.50 to dry, depending on the machines. Based on the collected quarters monthly, the machines were used about 300 times per month. It was also open 24/7. The only issue was people overloading the machines or washing filthy sandy pet blankets, sleeping bags, etc. We considered offering a laundry service instead to monitor items washed and keep our housekeepers busy.

TV / Internet

- Internet is provided to all units by Coast Communication
- It has worked perfectly, even during the summer; we did request that game consoles not be connected to the TVs or internet.
- All TVs are Roku brand. Roku offers free live tv as well as apps can be added. For short term rentals, the TVs can be set to "Guest Mode". This allows them to log into their own app accounts and they don't have to remember to log out when they leave.
- We have the main JCC wifi for guest use and a "public" access posted in the office window. There are a handful of locals who stop by to check their email, etc. Has never been an issue. Also if someone pulls up and wants to book when no one is onsite, they can log into our Public access so their phones can call or text

