

# FOR SALE

COMMERCIAL LAND WITH REMODELED  
HOME/OFFICE ON HWY 3

Shelton, Washington



Only 10 Minutes from Shelton & 30 Minutes from Olympia



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**Location:** 4831 E. Hwy. 3, Shelton, WA 98584  
**Lot Area:** 3.15 Acres (137,214 Square Feet)  
**Bldg Size:** 976 SF of Home/Office/Retail + Storage  
**Year Built:** 1970 (Remodeled in 2024 - \$60,000)  
**Zoning:** RTC (Rural Tourist Campground)  
**Tax Parcel:** 32002-21-00030  
**Sales Price:** \$435,000 (Possible Seller Financing)



**Strategic and stunning location along Highway 3 just north of the town of Shelton overlooking Oakland Bay which is renowned for its commercial and recreational shellfish harvesting. Preliminary approval for an RV park or build tiny homes for short-term lodging under current zoning. Many other commercial uses allowed under Mason County Code 17.04.602 (Buyer to verify). The home/office has been brought back to life with new countertops, cabinetry, flooring, lights, bathroom, siding and more totaling \$60,000.**



***Motivated Seller will consider all serious Offers!***