



Shawn McCourt
 Ideal Real Estate
 Shawn@brodybroker.com

Commercial Industrial 360 Property View

1002 Lemmon Rd, Port Angeles, WA 98362

Listing	MLS#: 2257033	Status: Active (06/28/2024)	CDOM: 189	Listing Price: \$849,950
	Community: Port Angeles	Area: 920 - Northeast Port Angeles	Lot Size: 13.200 ac/575,000 sf	Original LP: \$849,950
Potential Terms:				



Marketing Remarks

Stunning views of Straits of Juan de Fuca & Victoria Island to the north, & Olympic Mountains to south. Previously a WSDA & OTCO, Certified Organic goat dairy farm, & WSDA Food Program Grade A dairy facility. Dairy facility has advantage of 40 south facing solar panels. Property includes an existing dairy processing facility, barn, & fencing. Plans available for a second barn attached to north side of facility. Site prepared for a 3-bath home, w/sufficient power available to build a home & additional barn.

Broker Remarks

Please call listing team at 360-461-7052 for showings. Please use Clallam Title for title & escrow. Submit offers to: marketingteam@brodybroker.com and docs@brodybroker.com Parcel #0530105110500000 included in sale

Showing Information: **Call Listing Office**
 Offers: **Seller intends to review offers upon receipt**

Directions: **Head east toward W Fir St-Turn right onto W Fir St-Turn right onto N 5th Ave-Turn left onto Old Olympic Hwy-Turn left to stay on Old Olympic Hwy-Turn right onto Gasman Rd-Turn left onto Lemmon Rd**

Broker/Brokerage Information	
Broker: Shawn McCourt (65695)	Broker Phone: (360) 775-8900
Office: Ideal Real Estate	Office Phone: (360) 504-3200
Firm Document Email: docs@ideallife.com	Office Fax:
Co-Broker: Bill Leland (148735)	Co-Broker Phone: (360) 504-3200
Co-Office: Ideal Real Estate	Co-Office Phone: (360) 504-3200
Compensation: 2.5%	Compensation Comments: See Form 7F
Tail Provision (Days): 180	

Owner Information	
Owner Name: Stephen Wooff	Owner Phone: (360) 406-1421
Owner Name 2: Sandra Wooff	Phone to Show: (360) 461-7052
Owner City: England	

General Information	
Property Type: Commercial	Sub Property Type: Commercial Industrial
County: Clallam	State: Washington
Lot Number:	Block:
Year Built: 2018	Lot Dim: Irregular
Lot Size: 13.200 ac/575,000 sf	Effective Year Built/Source: 2018/Public Records
Foundation: Poured Concrete	Lot Size Source: County
Approx Building SqFt: 1,728	Roof: Metal
Accessory Dwelling Unit:	Approx. Warehouse/Manufacturing SqFt: 1,120
TaxID: 0530105114500000	Detached Dwelling SqFt Finished: 0
	Expir Date: 06/30/2025
Approx Office SqFt:	
List Date: 06/28/2024	

Listing Information	
Possession: Closing	
Short Term Rental: No	

Financial Information			
Total Asd Value: \$574,992	Land Asd Value: \$358,832	Improve Asd Value: \$216,160	Year Value Asd: 2024
Vacancy Rate:	Cap Rate:	Gross Rent Multiplier:	Free & Clear: N

Additional Property Information	
Annual Taxes: \$4,723.00	Tax Year: 2024
Preliminary Title Ordered: Yes	Seller Disclosure Statement: Provided
	Title Company: Horizon Title Company

Prohibit Blogging: **Yes**
Right of First Refusal: **No**
3rd Party App Required: **None**

Bank/RE Owned: **No**
FIRPTA:

Auction: **No**
Equitable Interest:

Common Interest Cmty: **No**

Site Information

General Zoning Class: **Agricultural, Commercial, Farm & Ranch, Residential**

Zoning Jurisdiction: **County**

Site Frontage:
Environmental Survey: **No**

Depth of Lot:
Boundary Survey: **Yes**

Topography: **Sloped, Wooded**
Expansion Area:

Building Information

Building Condition:
Association Dues: **\$0.00**
Style Code: **60 - Comm Bldg Und 10K**
Exterior: **Cement/Concrete, Metal/Vinyl, Wood**
Floor Coverings: **Concrete**

Association: **No**
Association Dues Freq:
Sewer:
Ceiling Height:

Utility Information

Water Source: **Community**
Sewer Company: **Private**
Energy Source: **Electric**
Heating: **Wall**

Water Company: **PUD**
Power Company: **PUD**

Tenant Information

Total SqFt Rent:
Total Monthly Rent:
Total Monthly NNN:

Selling Information

Photos







