



**\$1,699,000**

## Exceptional Investment Opportunity in Sequim's Medical Corridor

**541 & 565 Eureka Way, Sequim, WA 98382**

Presenting a rare chance to acquire two custom-designed, well-maintained commercial buildings on Eureka Way, ideally situated in the heart of Sequim's thriving medical district. This professionally landscaped site features 7,522 square feet of total leaseable space across two buildings — 541 & 565 Eureka Way — both of which are 100% leased to high-quality healthcare tenants.

### Property Highlights

- **Address:** 541 & 565 Eureka Way, Sequim, WA
- **Lot size:** .82 acres, 35,835 SF
- **Total Leasable Area:** 7,522 SF
  - Tenant #1: 6,172 SF with 2% annual rent increases
  - Tenant #2: 1,350 SF
- **Buildings Constructed:**
  - 565 Eureka: Built in 2006
  - 541 Eureka: Added in 2008
- **Current Leases:** In place through September 2028
- **Cap Rate:** 7%
- **Gross Rent Multiplier (GRM):** 11
- **NOI:** \$120,352
- **Utilities:** Separately metered; tenants pay all utilities
- **Parking:** 40 on-site parking spaces

### Investment Summary

These buildings offer **stable, long-term income** with established healthcare tenants providing essential services to the community. The location benefits from strong visibility and accessibility within a **growing healthcare hub**, making it an ideal addition to any investment portfolio.

With consistent cash flow, professional upkeep, and a strategic location, this property represents a **secure and profitable opportunity** in one of Sequim's most sought-after commercial corridors.

Owner is seeking cash out.



**AARON GLASPEL**

BROKER  
360.643.0509  
AARON.GLASPELL@THEAGENCYRE.COM



**STEPHANIE DEWITT**

BROKER  
564.215.3218  
STEPHANIE.DEWITT@THEAGENCYRE.COM

