

# FOR SALE

## SEA CLIFF GARDENS BED & BREAKFAST

(Land, Building & Successful Business on Waterfront)  
Port Angeles, Washington



2.21 Acres  
8 Bedrooms  
8.5 Baths  
6,639 SF



Optional Detached Innkeeper's Residence  
[www.seacliffgardens.com](http://www.seacliffgardens.com)



**Location:** 397 Monterra Dr., Port Angeles, WA 98362  
**Year Built:** 1998 (Main Guest House) + 2015 (Residence)  
**Lot Area:** 2.21 Acres (Perched high on a 130' cliff overlooking Strait of Juan de Fuca)  
**Building Size:** 6,639 SF (Main Guest House: 5,352 SF + Residence 1,287 SF)  
**Gross Revenue:** \$184,384 (Average for 2022-2025) & \$385.61 (Avg. ADR - 4 Years)  
**Tax Parcel No.:** 34931 (Annual Taxes: \$15,373 - 2026)  
**Assessment:** \$1,758,118 (Land: \$248,696 SF + Building: \$1,509,422)  
**Sale Price:** \$1,825,000 (\$275/SF)

Perched high on a seaside cliff overlooking the Strait of Juan de Fuca in the Olympic Peninsula (between Sequim & Port Angeles) is an award-winning bed & breakfast. The strategic location is just 20 minutes from the entrance to Hurricane Ridge -- the most popular attraction within the Olympic National Park. This purposely built structure with spectacular grounds and well-appointed rooms with intricately carved antiques boasts water views from each Guest Room. In addition to the Innskeeper's Quarters in the main building with a remodeled master bath, there is a separate (detached) home with 2 Bedroom & 2 Baths with exquisite floor-to-ceiling windows that can be rented separately as a vacation rental while the Owners live in the 6-Bed / 6 Bath main house. This B & B has been successful for 28 years and is Rated #1 or #2 on the Peninsula for several years and is Tripadvisor's 2020 Traveler's Choice Winner!

## *Amenities*

- Ocean views from every room
- TVs and CD players in each room
- Complimentary band-aids & aspirin
- Comfy linens on each bed in every room
- Fresh-baked cookies await your return each evening
- Your choice between Down or Memory Foam Pillows
- Furnished with the finest collection of European antiques
- Original oil on canvas paintings by talented artists
- Wholesome breakfast served on fine china
- Fireplaces
- Central A/C
- Overhead fans
- Complimentary WiFi
- Oversized Jacuzzi tubs
- Private outdoor hot tub (Ground Floor)
- Complimentary Parking
- All rooms are serviced daily
- Complimentary bottled waters



Victoria's Repose



Napoleon's Retreat



Marie Antoinette's Boudoir



Innkeeper's Suite in Main House



Living Area in Detached Residence



Ludwig's Chamber



Maria Theresa's Suite



**Mark Peizer**  
 Principal • Broker • MBA  
 Peizer Commercial Real Estate  
 mpeizer@comcast.net  
 www.peizercommercialrealestate.com  
 206-909-3314

**Almaz Sebsebie**  
 Broker  
 John L. Scott Real Estate  
 almazs@johnlscott.com  
 206-235-4280

