

Lot: 2

305 W 1st St , Aberdeen 98520

Property Sub Type: Commercial Industrial County: Grays Harb

Status: Active - 10/4/25 Area: 198 List Price: \$365,000

Listing #: 2441090 Map:

Year Built: 1906 Grid:

DOM: 0 CDOM: 0

Style: 60 - Comm Bldg Und 10K Acreage: 0.149 ac

Community: Aberdeen Lot Size: 6,500 sf

Zoning: City Appx SF:

General: Business, Commercial, Residential

Gr Sch Inc: Bldg SF: 2655

Vacancy Rt: Office SF: 2655

Gr Adj Inc: Whse SF:

Total Exp: Park Cov/Unc: 1/8

Net Opr Inc: Tax Year: 2025

Cap Rate: Annual Taxes: \$2,621

BBC: 2.5%

BBC Comments: half of full

Features: Site Frontage: # Pads:

Energy Source: Electric, Natural Gas

Lot Depth: Envir. Survey:

Heating/Cooling:

Pads: Pad Ready:

Floor Covering: Vinyl, Wall to Wall Carpet

Pad Ready: Bndry Survey:

Loading:

Terms: Cash Out, Conventional

Envir. Survey: Bndry Survey:

Foundation: Post & Block, Poured Concrete

Roof Type: Composition

Exterior: Wood

Sewer: Available

Built Green: HERS Score: EPS Score: LEED: Site Frontage:NWMLS Cert: Cnstrct Mthds: Lot Depth:# Pads: # Pads:

Directions: I-5 exit #104 to US101 to Aberdeen. Cross Wishkah River bridge, 1st Right onto Fuller Way, take 2nd exit @ round about onto F St., Left onto W. 1st St., Property will be on right just past Post Office

Marketing Remarks: Fully fenced Commercial-Zoned 2-StoryCraftsman w/ Special Permitted Use for upstairs Residence! Own a piece of history in this versatile property. Boasting high visibility on busy road, 2 blks from downtown, your business will enjoy abundant exposure. Sale includes neighboring lot w/ producing fruit trees - perfect setting for customers or private use. Commercial main level features conference room, employee kitchen, multiple retail & office spaces. Garage w/ abundant storage, ample parking on-street along w/8 dedicated spots off alley. Endless Possibilities: Art Gallery, Live-Work, Coffee Shop w/ garden, Daycare/Office, a true blank canvas. Please respect business & schedule a private after hours viewing.

Offers: Seller intends to review offers upon receipt

