

For Sale: The Doupe Building in Historic Ilwaco, WA

Unlock the potential of a landmark property in the heart of one of Washington's most charming coastal towns!

The Doupe Building offers a unique opportunity to own a piece of Ilwaco's history, with the flexibility to shape its future. This property is primed for transformation, with significant upgrades already in place and endless possibilities for investors, developers, or business owners looking to capitalize on a growing coastal community. Situated in the heart of Ilwaco, Washington, the building is ready to support your vision and investment.

Key Features:

- **Prime Location:** The Doupe Building is centrally located in Ilwaco, a picturesque town on the Long Beach Peninsula, surrounded by natural beauty, outdoor recreation, and a vibrant local community. Just steps from the Pacific Ocean, this property benefits from high visibility and easy access to both locals and tourists alike. **Ilwaco is also just 20 minutes from Astoria, Oregon**, making it an ideal location for those seeking easy access to both Washington and Oregon's coastlines.
- **Historical Charm & Development Potential:** Built in the early 1900s, the Doupe Building offers timeless architectural features, but the main structure has been **gutted to the studs**, providing a blank canvas for renovation or redevelopment. Whether you're looking to create residential units, commercial spaces, or a boutique hotel, the building is ready for your vision.
- **Modern Infrastructure Upgrades:**
 - **New 2" Water Main:** A brand-new 2" water main is already in place, ready to serve new residential units.
 - **Active 1" Water Main:** In addition to the 2" water main, there is also an **active 1" water main**, offering flexibility for smaller scale uses or additional water needs.
 - **Fire Sprinkler System:** The building is equipped with an **operating fire sprinkler system**. A new 4" main is already installed, and the materials needed to finish out the system for most of the building are included, ensuring safety and code compliance.
 - **New PVC Roof & Structural Repair:** The roof was replaced with **new PVC roofing** in 2021, and structural repairs have been completed, providing a solid foundation for future development.
 - **3-Phase Transformer:** A **3-phase transformer** has been installed on the neighboring property and is awaiting tie-in, offering increased power capacity for the building's future needs.
- **Phase 1 Complete:** **Phase 1** of the Doupe Building renovation is already complete, with **one operating commercial space** and **one fully-leased residential unit** above. This provides immediate cash flow and gives you a

head start on the renovation process, with additional income-generating tenants already in place.

- **Leased Commercial & Residential Units:**
 - **Commercial Space:** The ground-floor commercial space is leased to **Ship Wrecords and Moor**, a thriving local business.
 - **Residential Unit:** Above the commercial space, a well-maintained **residential unit** is leased on a full-time basis, generating steady rental income.
- **Main Building Offers Expansion Potential:** The **main building** offers the potential to **add 7-10 additional residential units**, along with commercial spaces. The building is in the **C-1 district**, which allows for up to **50% residential use** on the first floor, providing flexibility for mixed-use development or additional rental opportunities.
- **Commercial Possibilities & Large Adjoining Parking Lot:**

The expansive first-floor commercial space offers numerous possibilities for a variety of business ventures, and its direct access to the large adjoining **parking lot** adds even more flexibility. You could design a **collaborative space** with the nearby **Ilwaco Cider Company**, or create a vibrant destination for both locals and tourists, incorporating retail, food, or entertainment spaces. The parking lot also provides ample room for tenant, customer, or future development needs, ensuring convenience for both businesses and residents.

Investment Opportunities:

- **Steady Rental Income:** With the commercial space leased to **Ship Wrecords and Moor** and the residential unit leased full-time, the property offers immediate cash flow. You can continue to generate income from these existing tenants while working on the building's future potential.
- **Flexible First-Floor Usage:** The first-floor commercial space could be used for a variety of businesses or mixed-use purposes. With the **C-1 district zoning**, you can even convert **up to 50% of the first floor to residential**. This flexibility allows for a mix of commercial, residential, or short-term rental units.
- **Collaborative Space & Community Development:** The back portion of the first floor opens up to a large parking lot, offering an excellent opportunity for a **collaborative space** with the nearby **Ilwaco Cider Company** or other local businesses. You could create a vibrant destination for locals and tourists, with shared spaces for retail, food, or entertainment.
- **Short-Term Rentals or Boutique Hotel:** With the zoning allowing for short-term rentals, the Doupe Building is an ideal candidate for conversion into a **boutique hotel** or a collection of **vacation rental units**. The building's proximity to the coast, as well as Ilwaco's growing popularity as a tourist destination, ensures high demand for such a venture.
- **Future Development:** With the potential to **add 7-10 residential units**, the building offers significant upside for growth and expansion. Whether you

develop more residential rental units, create a mixed-use project, or pursue short-term rental opportunities, the possibilities are endless.

Why Ilwaco?

Ilwaco is a hidden gem on Washington's coast, known for its historical charm, welcoming atmosphere, and proximity to outdoor adventures. It offers the perfect blend of a peaceful lifestyle with easy access to the cultural and recreational attractions of the Long Beach Peninsula. And, with **Astoria, Oregon just 20 minutes away**, residents and visitors can easily enjoy all the amenities of a larger coastal city while returning to the tranquility of Ilwaco. With the area's rising popularity among tourists, now is the perfect time to invest in Ilwaco. The Doupe Building is strategically positioned to benefit from this growth, offering a blank canvas for a variety of investment strategies.

The Doupe Building offers a truly unique opportunity to own a historic piece of Ilwaco, fully primed for development with significant infrastructure upgrades already in place. With **Phase 1 already completed**, and **existing tenants generating income**, this property offers endless possibilities for future growth.

Contact us today to schedule a tour or learn more about this rare investment opportunity!
