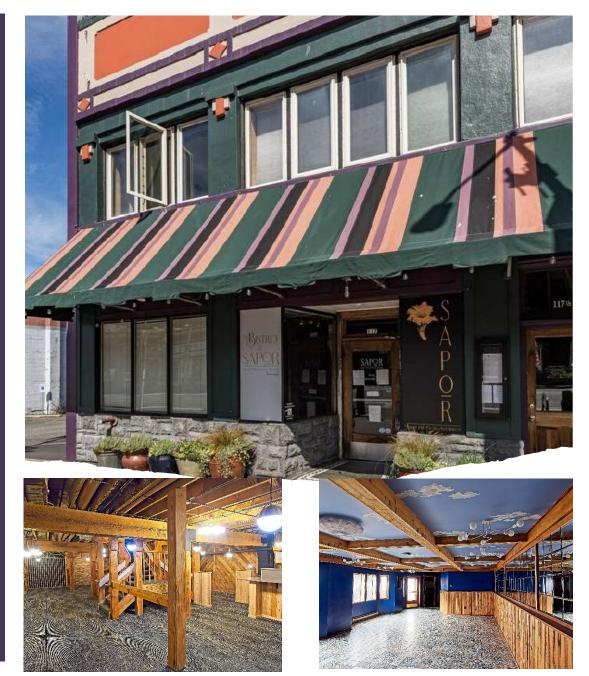
Exceptional Retail Space for Lease in Downtown Waterfront District

Multi Use Property Located in the heart of Downtown Business District

- *1st Floor Space Available: *3,310 SF
- *Rental Rate: Upon Request *Modified Gross Lease Space Available Now *Built As: Standard Retail *Space Type: Retail *Space Use: Retail/ former Restaurant & Bar
- *Term: Negotiable
- *High Traffic Area: Located in Port Angeles' downtown waterfront retail corridor, with over 11,000 vehicles on E 1st Street daily.
- *Ready for Use: The lower first-floor space is fully equipped as a retail or former restaurant venue and is in excellent condition.



117 E. 1st Street - Port Angeles, WA - 98362



PROPERTY HIGHLIGHTS

- Prime Location: 117 E 1st Street is a three-story multi use building with over 3,300 sq. ft., located in the lower first floor now available for lease.
- Synergistic Environment: Benefit from local and tourist traffic, surrounded by thriving businesses along the northern coast.
- Corner Lot Advantages: Enjoy ample adjacent parking and significant signage opportunities for maximum visibility.