

Commercial Property in Spencer Lake

2810 E Spencer Lake Road, Shelton



\$769,950

Commercial investment opportunity with strong upside potential near Spencer Lake. Currently operating as Cara's Corner Country Store, this 4,212 sq ft commercial building sits on a full acre with ample parking and great visibility along E Pickering Rd just off Hwy 3, capturing steady local traffic and seasonal recreation flow from Spencer Lake, Harstine Island, and surrounding communities. The business generated over \$533K in recent annual sales, demonstrating strong local demand. With historical usage as a restaurant/bar, commercial bakery, and laundromat, the property has supported diverse commercial operations and retains infrastructure suitable for multiple future concepts. The building includes commercial kitchen facilities & flexible interior space for continued retail use or repositioning. Commercial septic capacity has been verified and city water connection has been approved and is available, providing expanded possibilities for higher-volume food service or other commercial uses (buyer to verify). The one-acre site & large parking area offer flexibility for future expansion depending on buyer vision and permitting. Located along a well-traveled corridor near Spencer Lake and just minutes from downtown Shelton, this property benefits from strong visibility and steady local traffic. A rare opportunity to acquire both real estate & an established business location with significant long-term upside potential. Large site offers flexibility for expanded commercial uses.

- 1993 year built
- 1 acre
- 20 parking spaces
- Private well
- Private septic
- 4,212 square feet
- \$3,352 annual taxes
- Financials available



To View This Property Call:

Matthew Clark
Realtor

(206) 979-2031
(360) 230-5571



24113 N US Highway 101
Hoodsport, WA 98548
mattclarkrealestate@gmail.com
www.M4RealEstateGroup.com

2492251

 BearPrinting.com

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