



**Windermere**  
REAL ESTATE



**Jim Donahoe**

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Information deemed reliable but cannot be guaranteed

Improved pricing with potential owner terms to qualified buyer. Great opportunity for owner/operator. Popular pub in great location across from hotels in Ocean Shores. Current owner has completely updated interior to create a more upscale and clean feel. This is reflected in its growing income. Corner location provides excellent exposure. 2,276 SF on main level for pub. 1,140 SF 2 bd/1 bath apartment on second level, currently vacant and could serve as owner's living space or nightly rental (subject to OS rules and regs). Nearly 8,000 permanent residents and over 3 million annual visitors create a steady demand. 2025 P&L's reflect a 16% CAP rate. No salary was taken, so an adjustment is needed to reflect profit & loss.

NWMLS #: 2377439

**Improved Price: \$995,000**





The area...

2.5 hours from Seattle

3 hours from Portland

1 hour to Olympic National Park

Grays Harbor County offers a growing economy including port expansion

Ocean Shores hosts over 3 million annual visitors and features many events, shops, activities and services

Ocean, lakes and freshwater canals

Nearly 8,000 permanent residents

Web sites...

[copaliscovepub.com](http://copaliscovepub.com)

[oceanshores.org](http://oceanshores.org)

[graysharbor.us](http://graysharbor.us)

[tourismoceanshores.com](http://tourismoceanshores.com)



By the numbers...

14,810 SF Lot

6,494 SF Total Building Area

48 dedicated parking spots  
plus shared parking

All LID's have been paid

Property is in OS Comm Club

Great location... walk to shops,  
ocean and convention center. Right  
across the street from hotels.

**In Opportunity Zone!**

