

STREET RETAIL

120-124 E CRAWFORD ST

120-124 E Crawford St Deer Park, WA 99006



SALE PRICE \$350,000

Barb Pielli
(509) 714-5071

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SALE

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| | |
|---------------------|---------------|
| Property Type | Retail |
| Property Subtype | Street Retail |
| APN | 28023.0209 |
| Building Size | 6,311 SF |
| Lot Size | 31,138 SF |
| Year Built | 1955 |
| Year Last Renovated | 2025 |
| Number of Floors | 1 |
| Number of Buildings | 1 |



Opportunity to acquire a centrally located commercial property currently in the midst of renovation, offering a true blank-canvas for a buyer to implement their own vision and concept. The current seller has been developing an arcade-style entertainment venue intended to serve as a community gathering destination — a use not currently available in the Deer Park market.

The space includes a wide assortment of arcade games and commercial kitchen equipment suitable for limited food service, providing optional value-add for a buyer seeking to activate the space quickly. The arcade games and select equipment are available for purchase separately by mutual agreement and are not included in the real estate contract. The seller's intent is for the arcade games to accompany the building.

With flexible layout potential, multiple storefront entrances, and central commercial zoning, the property is well suited for entertainment, retail, food service, showroom, creative workspace, or mixed-use concepts. Buyers have the opportunity to complete the renovation and tailor finishes, layout, and branding to their specific business strategy.

This is a rare opportunity to shape a destination-oriented concept in a growing community with limited competing entertainment options.

** Select photographs may have been altered, enhanced, or virtually staged for illustrative purposes and do not necessarily represent current conditions.

- 6,331 SF commercial building
- 0.71-acre parcel
- Zoned Central Commercial
- Three (3) bathrooms (two are under renovation)
- Two (2) storefront entrances providing flexible access and potential multi-tenant or dual-use configuration
- Property currently mid-renovation - ideal for customization and value creation
- Open floor plan potential suitable for entertainment, retail, food services, or experiential concepts
- Arcade games intended to convey with the property under a separate agreement
- Strong visibility and central location within Deer Park commercial corridor
- Ample site area for parking, outdoor activation, or future improvements (subject to zoning and approvals)

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EXTERIOR PHOTOS

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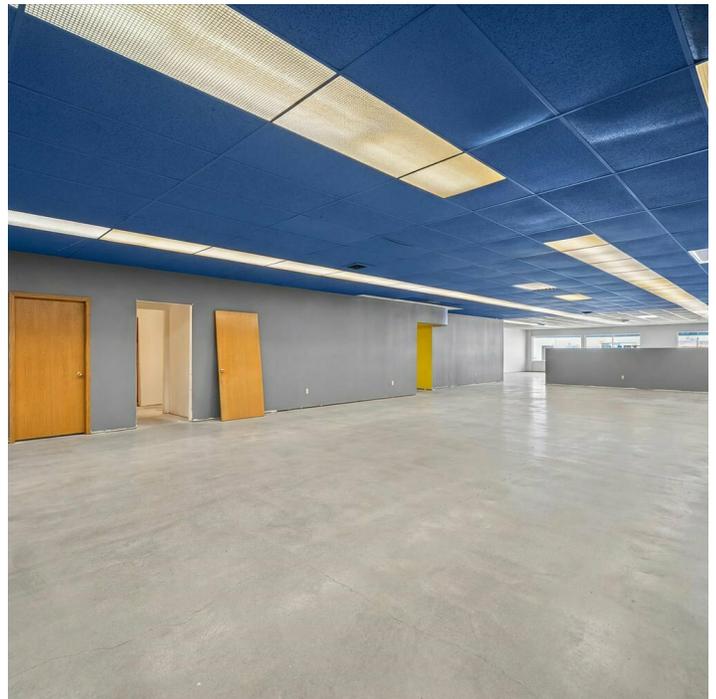
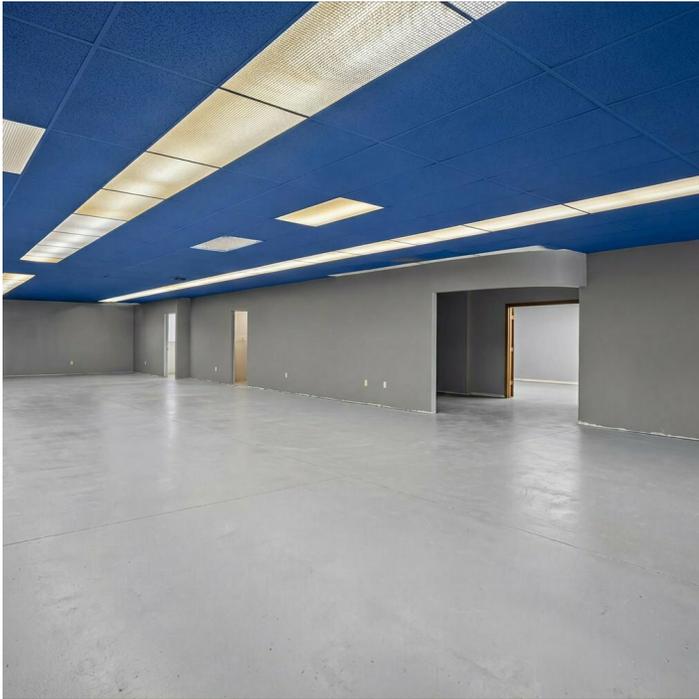
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INTERIOR PHOTOS

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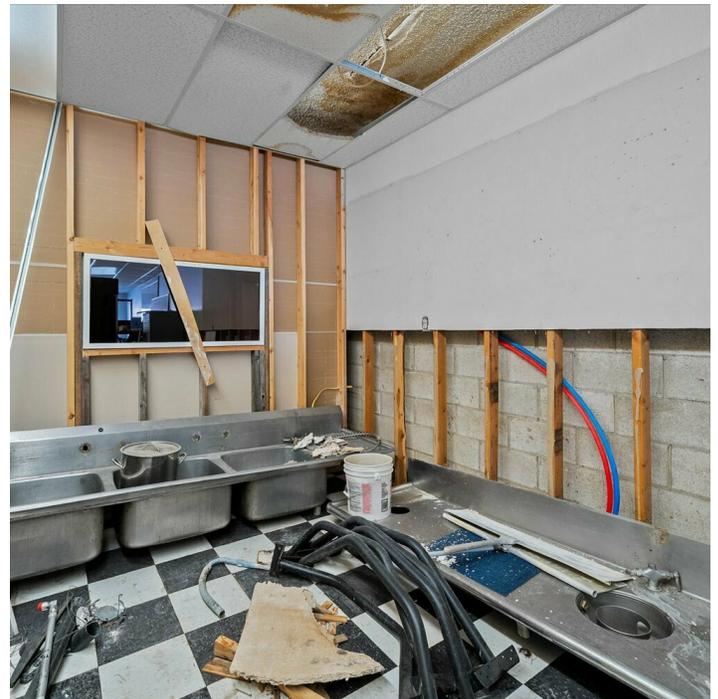
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SEATING AREA

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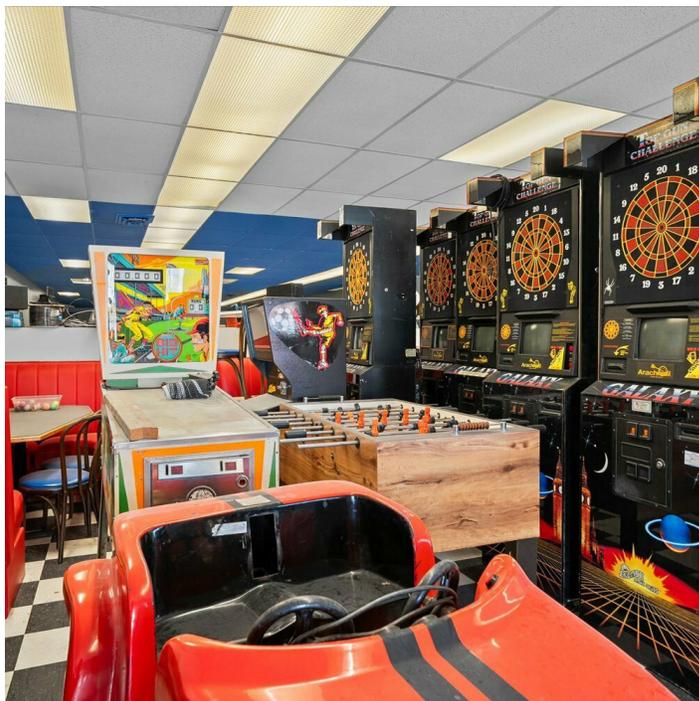
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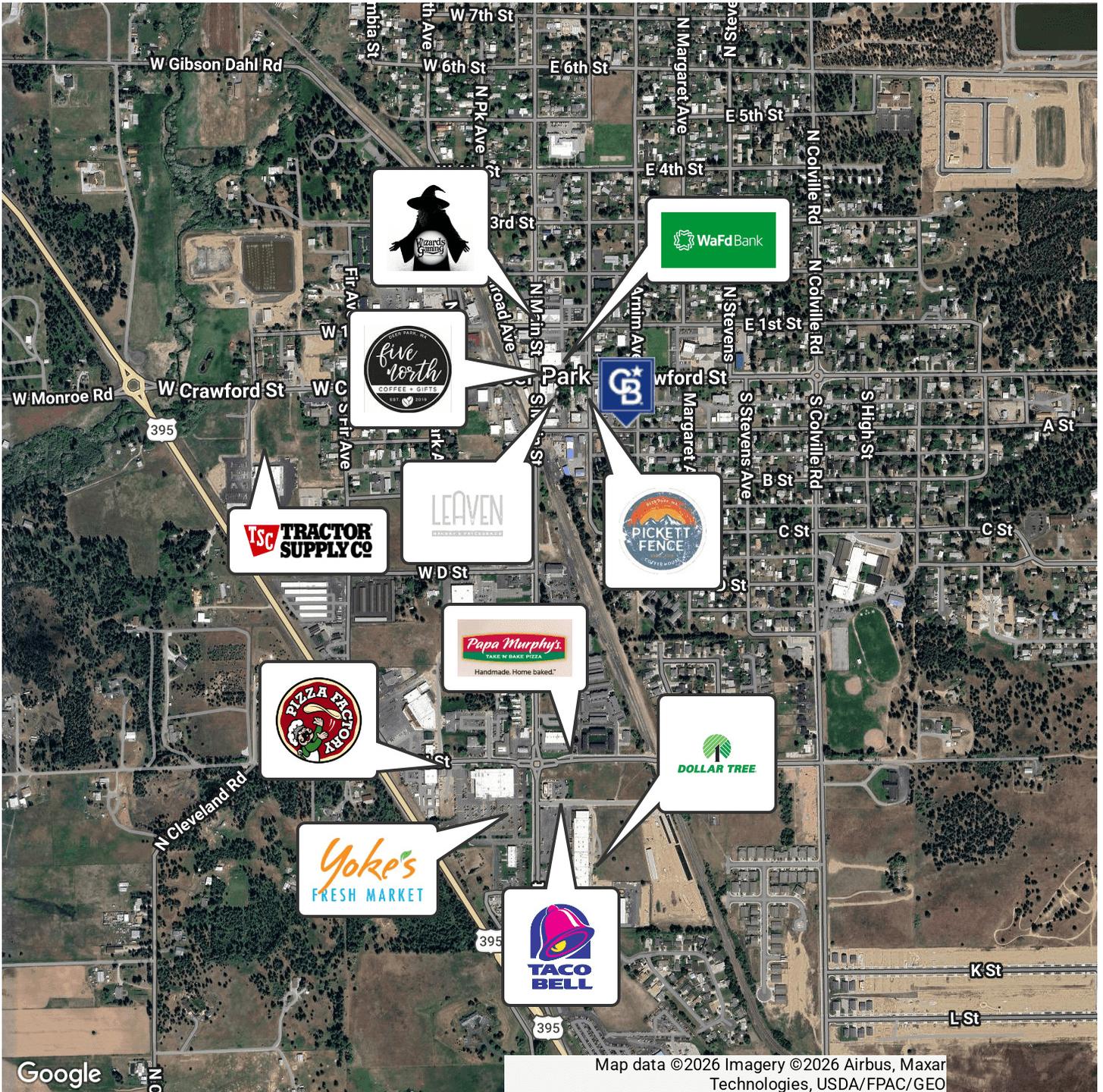
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RETAILER MAP

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