

FOR SALE

FREESTANDING BUILDING WITH DRIVE-THRU

901 East Front Street | Port Angeles, WA



INVESTMENT HIGHLIGHTS

- \$1,195,000
- Size:
 - Building – 3,948 SF main floor area
 - Land – 0.64 acre (27,878 SF)
- Drive thru and 32 parking stalls
- Zoning¹: CA – Commercial Arterial
- Seller may desire to retain ATM on the Property on leaseback for five years
- Signalized intersection in primary commercial area of Port Angeles



DEMOGRAPHICS

DEMOGRAPHICS ²	1 Mile	3 Miles	5 Miles
Population	6,122	21,882	28,195
Median Age	44.7	44.6	45.5
Average Household Income	\$64,372	\$68,562	\$73,098
Average House Value	\$272,869	\$271,973	\$287,392
Daytime Population	8,984	24,001	29,813
Traffic Count	17,000 vehicles per day		

Source:

¹ City of Port Angeles-Dept. of Community and Economic Development

² CBRE Demographics Report



BUILDING: 3,948 SF · LAND: 0.64 ACRES (27,878 SF)



AERIAL



CONTACT US

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