

FOR SALE



# BAYSHORE BUILDING

OAK HARBOR, WA 98277 | JURISDICTION: CITY OF OAK HARBOR, WA  
860 SE Bayshore Drive



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## SITE DETAIL

Property Name	Bayshore Building
Opportunity Type	Owner/User or Investment Sale
Address	860 SE Bayshore Drive
Building Size	4,358 SF
Lot Size	0.29 Acres (12,480 SF)
Zoning	CBD (Central Business District)
Jurisdiction	City of Oak Harbor
Configuration	2 Story Multi-Tenant Office 3 Office Suites
Parcels	S6565-00-00C13-0 Island County
Price	\$865,000



## THE BAYSHORE BUILDING | OFFICE BUILDING INVESTMENT

First Western Properties, Inc. is pleased to offer a 0.29-acre 2 story office building in Oak Harbor, WA with stunning views of Oak Harbor and convenient access to Flintstone Park. Recent tenant improvements, totaling over \$180,000, have enhanced the property's appeal and functionality. Beyond the property itself, Oak Harbor offers a compelling investment backdrop. This vibrant waterfront community is experiencing significant growth, driven by its natural beauty, diverse recreational opportunities, and strong military presence. The expansion of Naval Air Station Whidbey, with a projected 20% increase in personnel, is expected to further fuel economic growth and demand for housing and commercial space. The proposed construction of a 102-room Hilton Hotel on the same block adds another layer of excitement to the area. This development will undoubtedly attract visitors and business travelers, further stimulating the local economy.





OBLIQUE AERIAL



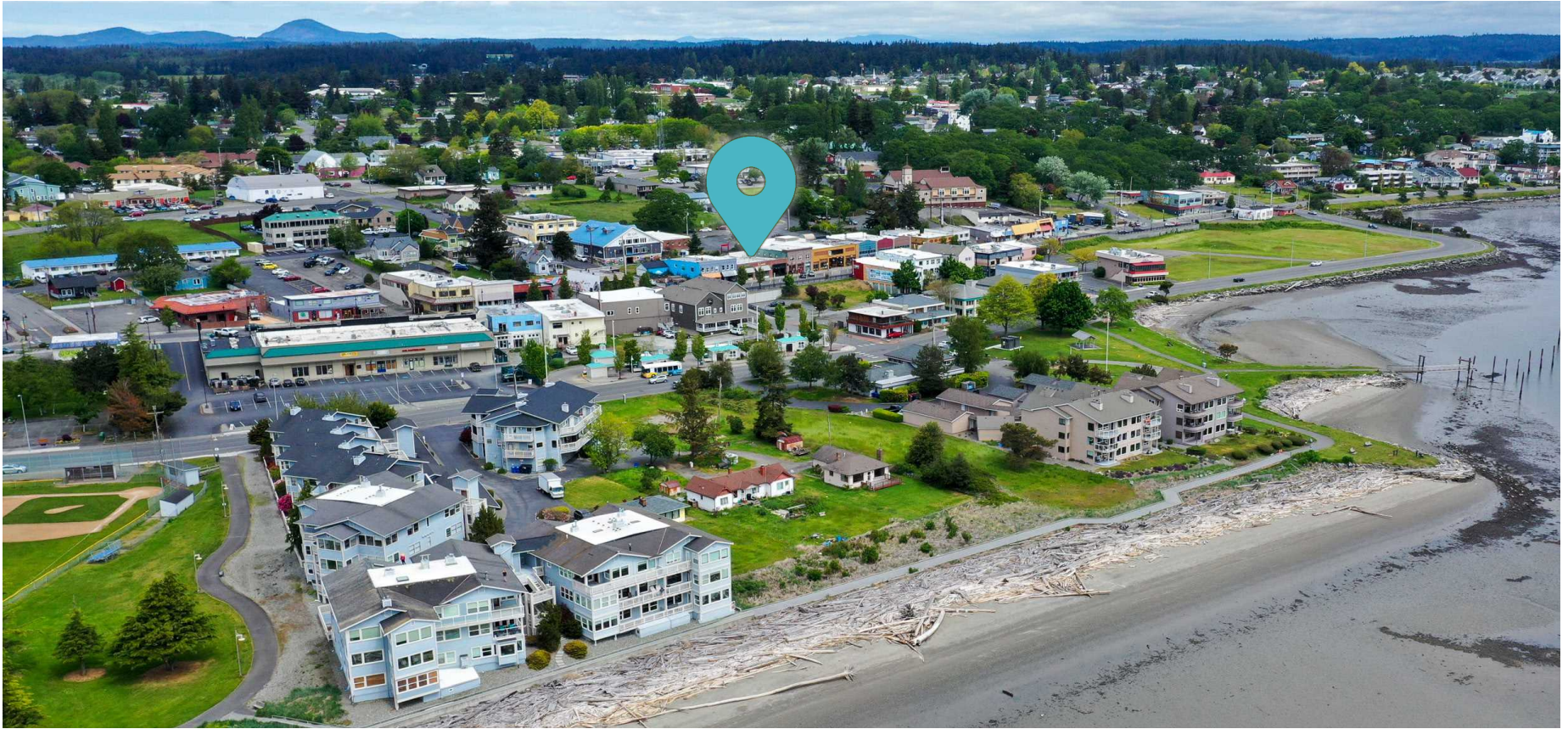


# INTERIOR IMAGES





## CURRENT PROFORMA RENT ROLL



Suite	Tenant	Lease Term	Suite Size	Monthly Rent	Annual Rent
Suite 101	CMG Financial	10/01/22-09/30/25 (3 Year Option)	2,244 SF	\$2,400/Month	\$28,000/Year
Suite 202	Vacant		1,475 SF	\$1,800/Month	\$21,600/Year
Suite 203	SSM Evergreen Enterprises	Month-to-Month	710 SF	\$600/Month	\$7,200/Year
<b>Totals</b>			<b>4,429 SF</b>	<b>\$4,800/Month</b>	<b>\$57,600/Year</b>



## AREA OVERVIEW

# OAK HARBOR SNAPSHOT

### CITY DETAILS

State	Washington
County	Island County
Mayor	Ronnie Wright
Incorporated	May 14, 1915
Website:	<a href="http://www.oakharbor.gov">www.oakharbor.gov</a>



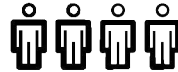
**31.7**

YEARS OLD  
MEDIAN AGE



**9,852**

NO OF  
HOUSEHOLDS



**23,813**

OAK HARBOR  
2024 POPULATION



**\$68,039**

MEDIAN HOUSEHOLD  
INCOME



**\$506,482**

MEDIAN PROPERTY  
VALUE



**47.3%**

HOME OWNERSHIP  
RATE

Oak Harbor, WA is home to Naval Air Station Whidbey and PBY Catalina and a vibrant Whidbey Island waterfront community, home to beautiful views, parks, farmers markets, and water sports. The City maintains its top 10 standing as one of the safest cities in WA by the National Council for Home Safety and Security.





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