

\$915,000 | Oak Harbor, WA

FOR SALE



860 SE Bayshore Dr
Oak Harbor, WA

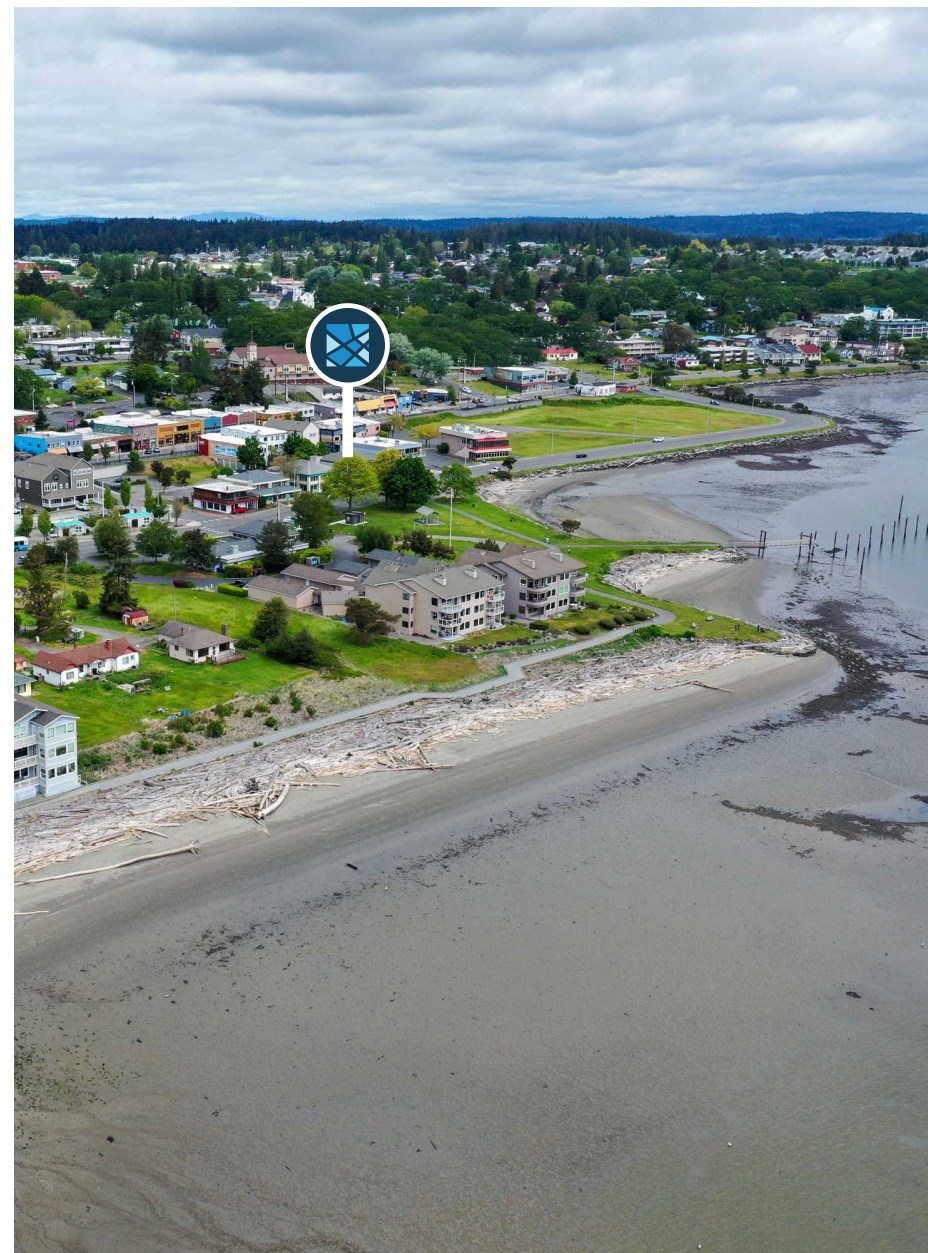
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Property Overview



For Sale: \$915,000



Property:	Bayshore Building
Address:	860 SE Bayshore Dr, Oak Harbor, WA
Building Size:	4,358 Square Feet
Configuration:	3 Office Suites (2-Story)
Current Use:	Multi-Tenant Office (3 Tenants)
Zoning:	Central Business District (CBD)
Parking:	11 Parking Stalls
Lot Size:	0.29 Acres (12,480 SF)
Parcel Number:	S6565-00-00C13-0 (Island County)

Investment Highlights



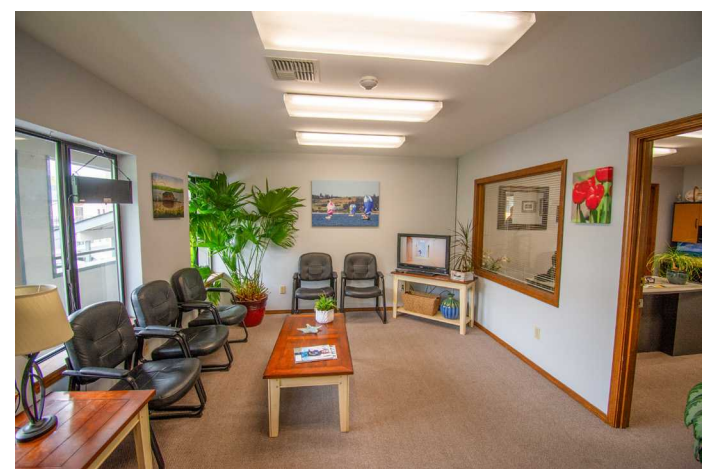
860 SE BAYSHORE DR INVESTMENT HIGHLIGHTS

- Suitable for Owner/User or Investment
- Views of Oak Harbor, Next to Flinstone Park
- Excellent, highly-accessible location
- \$180K in Tenant Improvements in Past Year
- Walking Distance to Downtown Oak Harbor
- Suite 101 Upcoming Rent Increase
- Proposed 102-Room Hilton Hotel on same block
- Central Business District (CBD) Zoning



CURRENT RENT ROLL

SUITE	TENANT	LEASE TERM	SUITE SIZE	MONTHLY RENT	ANNUAL RENT
Suite 101	CMG Financial	10/1/2022 - 9/30/2025 (3-Year Option)	2,244 SF	\$2,400/Month	\$28,800/Year
Suite 202	Steve Richardson Insurance	Month-to-Month	1,475 SF	\$1,800/Month	\$21,600/Year
Suite 203	SSM Evergreen Enterprises	Month-to-Month	710 SF	\$600/Month	\$7,200/Year
TOTALS			4,429 SF	\$4,800/Month	\$57,600/Year



Demographics



MARKET
AREA
5 Mile Radius



DAYTIME
POPULATION
21,597



POPULATION
38,011



HOUSEHOLDS
14,702



EXPOSURE
4,282 ADT



AVG. HOUSEHOLD
INCOME
\$78,874

EXCLUSIVELY OFFERED BY



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