

THE UPTOWN THEATRE

1120 LAWRENCE ST, PORT TOWNSEND,
WA 98368_5700 SF

TITLE ORDER NUMBER: 23001251-NCS

OFFERED at

\$875,000



Information presented was compiled from data furnished by the owner and/or other sources deemed reliable; accuracy is not guaranteed. Prospective purchasers should verify all such information on their own behalf, or have information verified by their own attorney, accountant or business advisor.

**BUILDING/LAND/BUSINESS
HISTORIC UPTOWN THEATER
LOCATED IN THE MAJESTIC OLYMPIC PENINSULA
IN HISTORIC PORT TOWNSEND.**

**POTENTIAL FOR LIVE SHOWS, DANCE, OR
REHEARSAL STUDIO WITH A NON-CONFORMING 1
BEDROOM APT UNIT. BLDG WITH A WATER VIEW
OF PUGET SOUND. BIG, SPACIOUS AUDITORIUM
AND BRAND NEW CINEMASCOPE SCREEN!**

**IT HAS BEEN A STAPLE IN THE PORT TOWNSEND
COMMUNITY FOR ENTERTAINMENT SINCE ITS
OPENING IN 1950.**

**GREAT LIGHTING AND ATMOSPHERE,
EXCELLENT SOUND SYSTEM. VINTAGE FEEL
WITH NEW, COMFY SEATS.**

**OFFICE: (206) 402-5567
INFO@VANTAGESEATTLE.COM**

**CONRAD A. TOPACIO
DESIGNATED BROKER
MOBILE: (206) 669-0576
CONRAD@VANTAGESEATTLE.COM**

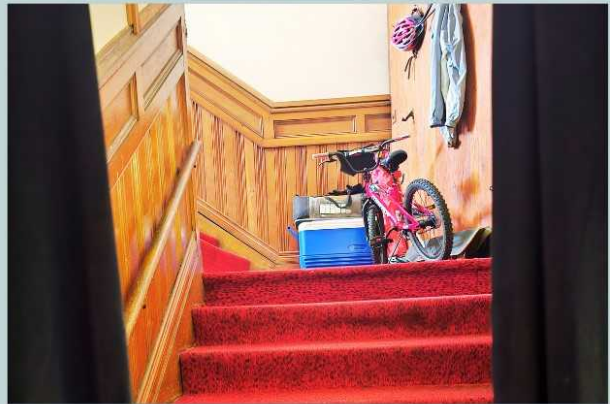
**CARRIE FIELD TOPACIO
BROKER
MOBILE: (206) 910-8838
CARRIE@VANTAGESEATTLE.COM**



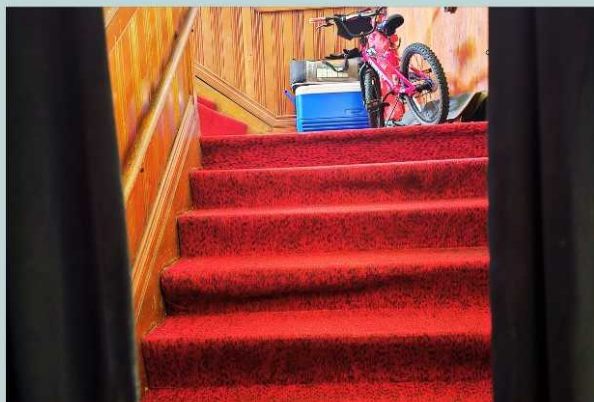
THE UPTOWN THEATRE



ORIGINAL STAIRCASE AND WAINSCOTING



PROJECTIONIST APARTMENT



The View From the Studio



TOUR HERE!!

:

[More of Main Studio.mp4](#)

[Video Uptown Theatre.mp4](#)

[Projectionist Apartment.mp4](#)

[Kitchen and Main Studio.mp4](#)



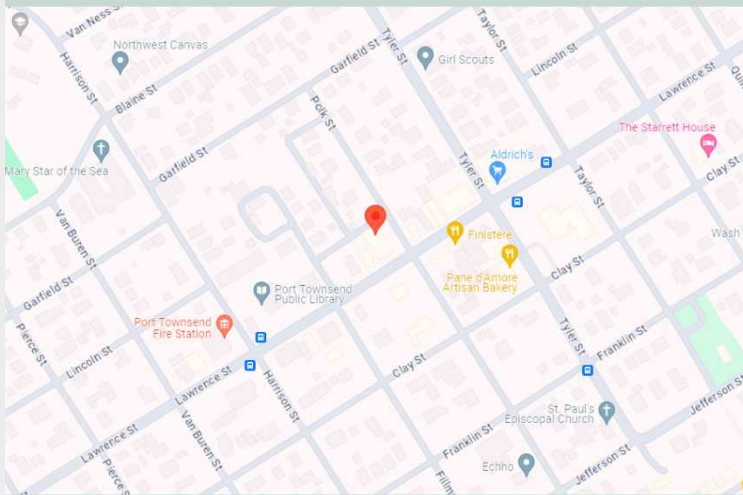
You can be part of the history of charming and historic Port Townsend with one of the oldest operational Movie Theaters on the Peninsula. This building was once an Odd Fellows Fraternal Lodge then later became a dance hall and theater.



This is an opportunity for a change in lifestyle. The second and third floors can be dance, art, meeting studios with high ceiling and original wood trims. This place is ready for hard work with Big reward!

Amazing 240-degree sweeping views of Puget Sound, the harbor, mountains, and downtown.

Port Townsend, Washington, is a charming coastal town known for its well-preserved Victorian architecture, artistic community, and maritime heritage



Nestled on the northeastern tip of the Olympic Peninsula, it offers scenic views of Puget Sound and the Olympic Mountains. Visitors can explore historic downtown with its shops, galleries, and restaurants.



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Jefferson County, WA

1:564

Date: 8/11/2023



This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.



History and Appraised value

The final evaluation for the Wiley is 1120 Lawrence Street in Port Townsend. Legally described as lot 1 Block 1, Power Addition. The uptown theatre is located on the corner of Lawrence and Polk streets in the historic area of Uptown Port Townsend. The lot is approximately 5700 SQF and is zoned CIII or historic commercial. The building is of wood construction and was built in 1897; it is reported to be in very good condition structurally. The main floor of the building is approximately 5500 square feet; the third is 5500 SF and has been a home to the Uptown Theater for over 50 years. The mezzanine houses the theatre's projection room and an apartment and is approximately 1500 SF; the third floor is 5500 SF and is leased to the Dance Studio, for a total of approximately 12500 SF. There are only two historic building sales in the past two years that are appropriate to use as comparables. Both buildings are located in the historic downtown area and both are brick structures. Neither building has had significant restoration or any seismic retrofit work so they are substantially original.

They are the Bartlett building and the James and Hastings building, both were built at approximately the same time as the subject property and both have high occupancy but neither is using the full commercial potential. The James and Hastings building sold for \$1,791,750 or \$83.50 per SF and the Bartlett building sold for \$1,000,000 or \$83.33 per SF, for an average price per square foot of \$83.22 per SF.

Based on these two sales plus 5% appreciation, my price opinion for the Uptown Theatre is \$1,100,000



Hours of Operations

Mon	CLOSED
Tue	Opens at 7:30 PM
Wed	Opens at 7:30 PM
Thu	Opens at 7:30 PM
Fri	Opens at 7:30 PM
Sat	Opens at 7:30 PM
Sun	Opens at 7:30 PM

Website

www.ptuptowntheatre.com






Demographics

1120 Lawrence Street

A location in Port Townsend

Commute to **Downtown Oak Harbor** 

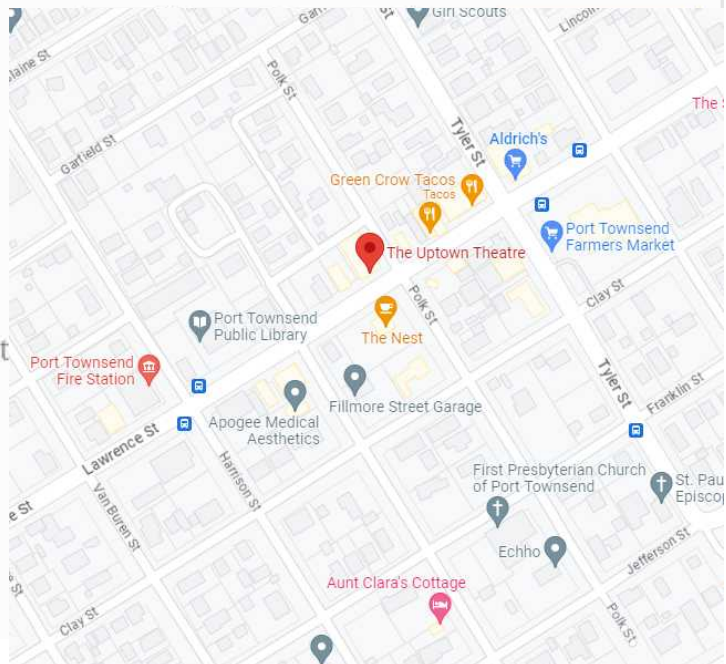
 60+ min  60+ min  60+ min [View Routes](#)

 **Favorite**  **Map**  **Nearby Apartments**

Walk Score
82
Very Walkable
Most errands can be accomplished on foot.

Bike Score
70
Very Bikeable
Biking is convenient for most trips.

[About your score](#)
[Add scores to your site](#)



Statistic	Port Townsend	Washington	National
Population	9,286	7,614,893	328,239,523
Population density (sq mi)	1,335	117	91
Median age	56.5	37.6	37.7
Male/Female ratio	0.8:1	1.0:1	1.0:1
Married (15yrs & older)	57%	56%	55%
Families w/ Kids under 18	34%	44%	43%
Speak English	94%	81%	79%
Speak Spanish	1%	8%	13%

Numbers provided by areavibes.com , walkscore.com and FOR SALE BY OWNER.com



1833 N. 105th St, Suite 303 Seattle 98133

Jefferson County Assessor & Treasurer

Property Search Results > 39717 SHARON L WILEY for Year 2022 - 2023

Property

Account

Property ID:	39717	Abbreviated Legal Description:	POWER ADDITION BLK 1 LOT 1
Parcel # / Geo ID:	990000101	Agent Code:	
Type:	Real		
Tax Area:	D110 - C-50F1E1H2	Land Use Code:	72
Open Space:	N	DFL:	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	30N	Section:	2
Range:	1W		

Location

Address:	1120 LAWRENCE ST PORT TOWNSEND, WA 98368	Mapsc0:	127/001
Neighborhood:	PORT TOWNSEND UPTOWN COMMERCIAL DISTRICT	Map ID:	
Neighborhood CD:	6280C		

Owner

Name:	SHARON L WILEY	Owner ID:	96838
Mailing Address:	PO BOX 588 PORT TOWNSEND, WA 98368-0588	% Ownership:	100.0000000000%
		Exemptions:	

Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

Year - Statement ID	Tax	Assessment	Penalty	Interest	Total Due
2023 - 29064 (Balance)	\$1740.95	\$4.68	\$0.00	\$0.00	\$1745.63

Total Amount to Pay: \$

*Convenience Fee not included.

Taxes and Assessment Details

Property Tax Information as of 08/05/2023:

Amount Due if Paid on: **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2023	29064	\$1745.72	\$1745.63	\$0.00	\$0.00	\$1745.72	\$1745.63
▶ Statement Details							
2022	29125	\$1895.01	\$1894.92	\$0.00	\$0.00	\$3789.93	\$0.00
▶ Statement Details							
2021	29168	\$1964.34	\$1964.22	\$0.00	\$0.00	\$3928.56	\$0.00
▶ Statement Details							
2020	29203	\$2113.82	\$2113.70	\$0.00	\$0.00	\$4227.52	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$159,799
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$249,880
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0

(=) Market Value:	=	\$409,679



(-) Productivity Loss:	-	\$0
(=) Subtotal:	=	\$409,679
(+) Senior Appraised Value:	+	\$0
(+) Non-Senior Appraised Value:	+	\$409,679
(=) Total Appraised Value:	=	\$409,679
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$0
(=) Taxable Value:	=	\$409,679

Taxing Jurisdiction

Owner: SHARON L WILEY
 % Ownership: 100.0000000000%
 Total Value: \$409,679
 Tax Area: 0110 - C-50F1E1H2

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
CE	COUNTY CURRENT EXPENSE	1.0097124859	\$409,679	\$409,679	\$413.66
CNTYDD	DEVELOPMENTAL DISABILITIES	0.0058316588	\$409,679	\$409,679	\$2.39
CNTYVET	VETERANS RELIEF	0.0059050537	\$409,679	\$409,679	\$2.42
MENTAL	MENTAL HEALTH	0.0058316588	\$409,679	\$409,679	\$2.39
PTGEN	CITY OF PT GENERAL	0.9492721394	\$409,679	\$409,679	\$388.90
PTLL	CITY OF PT - LIBRARY LID LIFT	0.4453142397	\$409,679	\$409,679	\$182.44
PTMVBOND	CITY OF PT MV BOND	0.0573092257	\$409,679	\$409,679	\$23.48
HOS2BOND	HOSP DIST #2 GO BOND 2013 NON VOTED	0.0259002099	\$409,679	\$409,679	\$10.61
HOSP2CASH	HOSP DIST #2 GENERAL	0.0340471197	\$409,679	\$409,679	\$13.95
SCH50BOND	SCHOOL DIST #50 BOND 2016	0.6537980601	\$409,679	\$409,679	\$267.85
SCH50CP	SCHOOL DIST #50 CAP PROJ	0.4083070818	\$409,679	\$409,679	\$167.27
SCH50MO	SCHOOL DIST #50 EP & O	0.8059633712	\$409,679	\$409,679	\$330.19
CONSERVE	CONSERVATION FUTURES	0.0308040713	\$409,679	\$409,679	\$12.62
EMS1	FIRE DIST #1 EMS	0.3599902439	\$409,679	\$409,679	\$147.48
FD1	FIRE DIST #1 GENERAL	0.8462763536	\$409,679	\$409,679	\$346.70
PORTPT	PORT OF PT GENERAL	0.1268438693	\$409,679	\$409,679	\$51.97
PORTPTIDD	PORT OF PT IDD 2019	0.3059036173	\$409,679	\$409,679	\$125.32
PUD1	PUD #1 GENERAL	0.0680951321	\$409,679	\$409,679	\$27.90
STATE	STATE SCHOOL PART 1	1.5337741639	\$409,679	\$409,679	\$628.36
STATE2	STATE SCHOOL PART 2	0.8203861893	\$409,679	\$409,679	\$336.09
Total Tax Rate:		8.4992659454			
Taxes w/Current Exemptions:					\$3,481.99
Taxes w/o Exemptions:					\$3,481.99

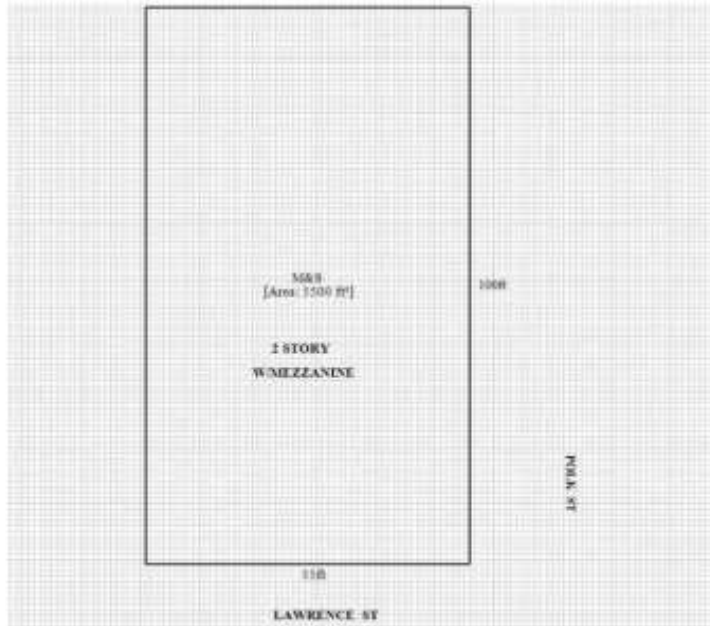
Improvement / Building

Improvement #1: Commercial/Industrial/Government Bldg **State Code:** 72 10860.0 sqft **Value:** \$159,799
 Exterior Wall: SI/ST Floor Construction: FRAME
 Foundation: CONPR Interior Finish: UNFIN
 Roof Cover: COMP

Type	Description	Class CD	Sub Class CD	Year Built	Area
M&S	Commercial (M&S)	1	*	1897	10860.0

Sketch





Property Image



Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	6280-6273Q		0.1262	5497.00	0.00	0.00	0.00	\$249,880	\$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2023	N/A	N/A	N/A	N/A	N/A
2022	\$159,799	\$249,880	\$0	\$409,679	\$409,679
2021	\$173,097	\$217,395	\$0	\$390,492	\$390,492
2020	\$173,097	\$217,395	\$0	\$390,492	\$390,492
2019	\$192,330	\$217,395	\$0	\$409,725	\$409,725

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1	01/31/1997	SWD	Statutory Warranty Deed	MT BAKER LODGE #9	WILEY, RICHARD L/SHARON L	0	0	\$140,000.00	81365	0

Payout Agreement

No payout information available..



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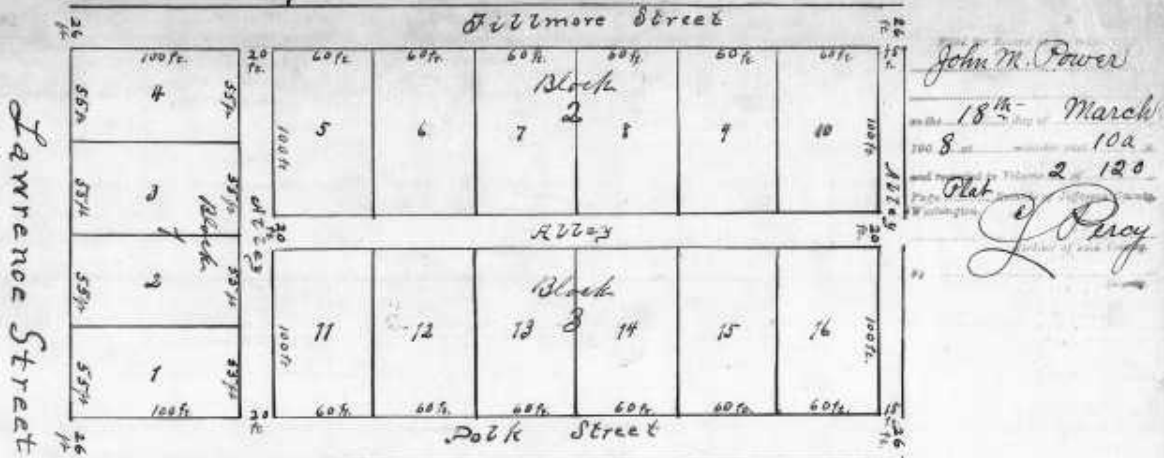
Windows version: 9.0.50.1304

Database last updated on: 8/9/2023 11:27 PM

© N. Harris Computer Corporation

Plat of POWER Addition

To the City of Port Townsend, Washington. File No. 26003



This Plat of town addition to the City of Port Townsend, Washington is located and described as follows: Commencing at a point 26 feet East of the Western line of Park Street on the Northern boundary of Lawrence Street, thence in a Northern direction 495 feet, thence Westing 272 feet, thence Southernly 495 feet, thence Easternly 272 feet to the place of beginning.

The Length of the sides of the blocks and lots and width of the Streets and Alleys are as indicated on this plat.

State of Washington } ss
County of Jefferson

Know all men by these presents that we, John M. Power & Mary E. Power, of the City of Port Townsend and County of Jefferson, State of Washington, do hereby dedicate to the public the certain lots of land shown on this plat and of which a description is hereunto annexed, said plat to be known as Power Addition to the City of Port Townsend, Washington.

And we do hereby dedicate to the public for its use forever as public thoroughfare the streets and alleys as shown on this plat.

Witness my hands and seals this day of the 20th day of Feb. A. D. 1908

Signed & sealed in the presence of
Jas Kuhn
Jenny S. Higgins

John M. Power (Seal)

Mary E. Power (Seal)

Witness my hand and official seal this day of Feb. 1908
Mayor of Port Townsend

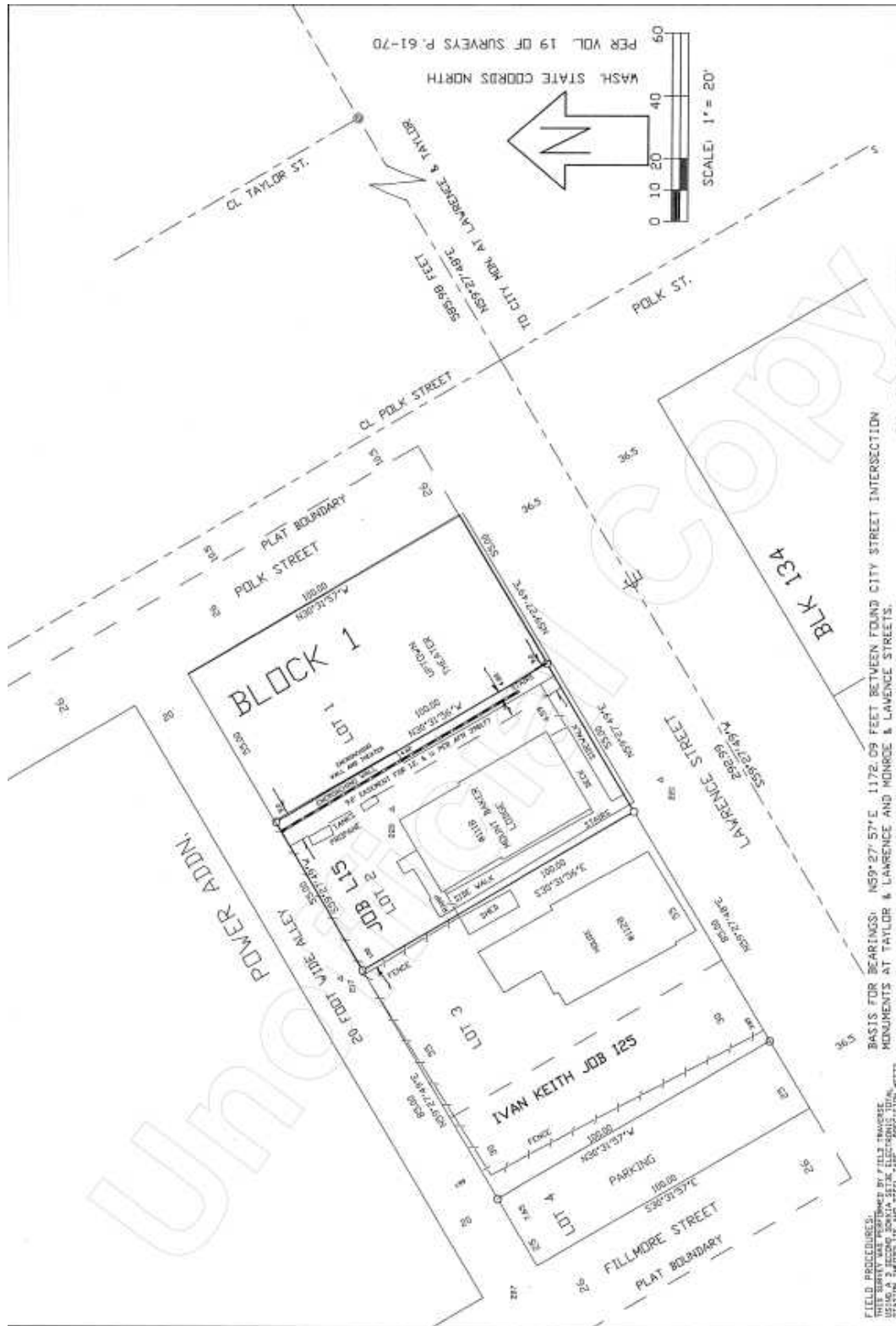
Attest George Anderson
City Clerk

State of Washington } ss
County of Jefferson

That on this 20th day of Feb. 1908 personally appeared before me, the undersigned, a notary public in and for said County and State, John M. Power & Mary E. Power, husband & wife, to me known to be the individuals described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal this day and year in this certificate first above written

Jas Kuhn
Notary Public in and for the State of Washington, residing at Port Townsend



FIELD PROCEDURES:
 THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE
 STATION TRIPLETTE AND FIELD AREA RESECTION METHODS
 BY EXCESS: MODEL REQUIRED BY WAC 330-130-060

1534262
 (Barcode)
 JOB NO. L15

RECORD OF SURVEY OF:
 LOT 2 OF BLOCK 1, PLAT OF POWER ADDITION
 TO THE CITY OF FORT TOWNSEND AS PER
 VOLUME 2 OF PLATS, PAGE 180, RECORDS
 JEFFERSON COUNTY, WASHINGTON.

RECORD OF SURVEY OF:
 LOT 2 OF BLOCK 1, PLAT OF POWER ADDITION
 TO THE CITY OF FORT TOWNSEND AS PER
 VOLUME 2 OF PLATS, PAGE 180, RECORDS
 JEFFERSON COUNTY, WASHINGTON.

FOR: MOUNT BAKER LODGE # 9 IOOF

WOOD SURVEYING INC. JOB NO. L15
 2155 DISCOVERY ROAD FORT TOWNSEND WA 98368
 PHONE: 360-380-9988 FAX: 360-379-5659

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 LOT 2 OF BLOCK 1, PLAT OF POWER ADDITION
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 VOLUME 2 OF PLATS, PAGE 180, RECORDS
 JEFFERSON COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY
 MADE UNDER MY SUPERVISION IN CONFORMANCE
 WITH THE SURVEYING ACT AT THE REQUEST OF
 MOUNT BAKER LODGE. SEPT. 11, 2008

12/24/08

1534262
 (Barcode)
 JOB NO. L15

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