

NEWPORT OFFICE

OFFICE/RETAIL OWNER-USER OR VALUE-ADD INVESTMENT OPPORTUNITY

405 W WALNUT ST, NEWPORT, WA 99156



TOK COMMERCIAL
REAL ESTATE

SALE PRICE **\$425,000**

DREW ULRICK, SIOR

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NEWPORT OFFICE

4,104 SF

BUILDING SIZE

0.23 SF

LOT SIZE

C-1

ZONING

4 BAY STRIP CENTER

INTENDED USE

\$425,000

LIST PRICE

THE HIGHLIGHTS

- Owner/user opportunity featuring four commercial bays with flexible office/retail layouts.
- Prominent corner location on Walnut Street with strong visibility and pylon signage exposure.
- Ample paved on-site parking with easy access for customers and staff.
- Investment upside through leasing vacant bays or adjusting rents toward market rates.



FINANCIAL OVERVIEW

RENT ROLL

TENANT	UNIT #	SQ. FT.	LEASE TYPE	LEASE RATE
Insurance Company	101	1,600 SF	MG	\$1,550/Mo
Vacant	102	600 SF	-	-
Salon	103	600 SF	MG	\$600/Mo
Counselor	104	1,300 SF	MG	\$950/Mo





[4] **NEWPORT OFFICE**

UPDATED: 2.20.2026 THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK INLAND NORTHWEST LLC DBA TOK COMMERCIAL This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



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ZONING INFORMATION

Central Business District (C-1)

The C-1 zone is intended to support Newport's downtown commercial core by allowing a broad mix of retail, office, and service-based businesses. The purpose of the district is to encourage active, pedestrian-oriented storefronts while maintaining the character and economic vitality of the city center.

Permitted uses generally include retail shops, professional offices (such as legal, medical, and real estate), restaurants, personal services, and other small commercial enterprises, subject to city regulations. Development standards typically allow for minimal setbacks, encouraging buildings close to the street with strong storefront visibility and signage opportunities.

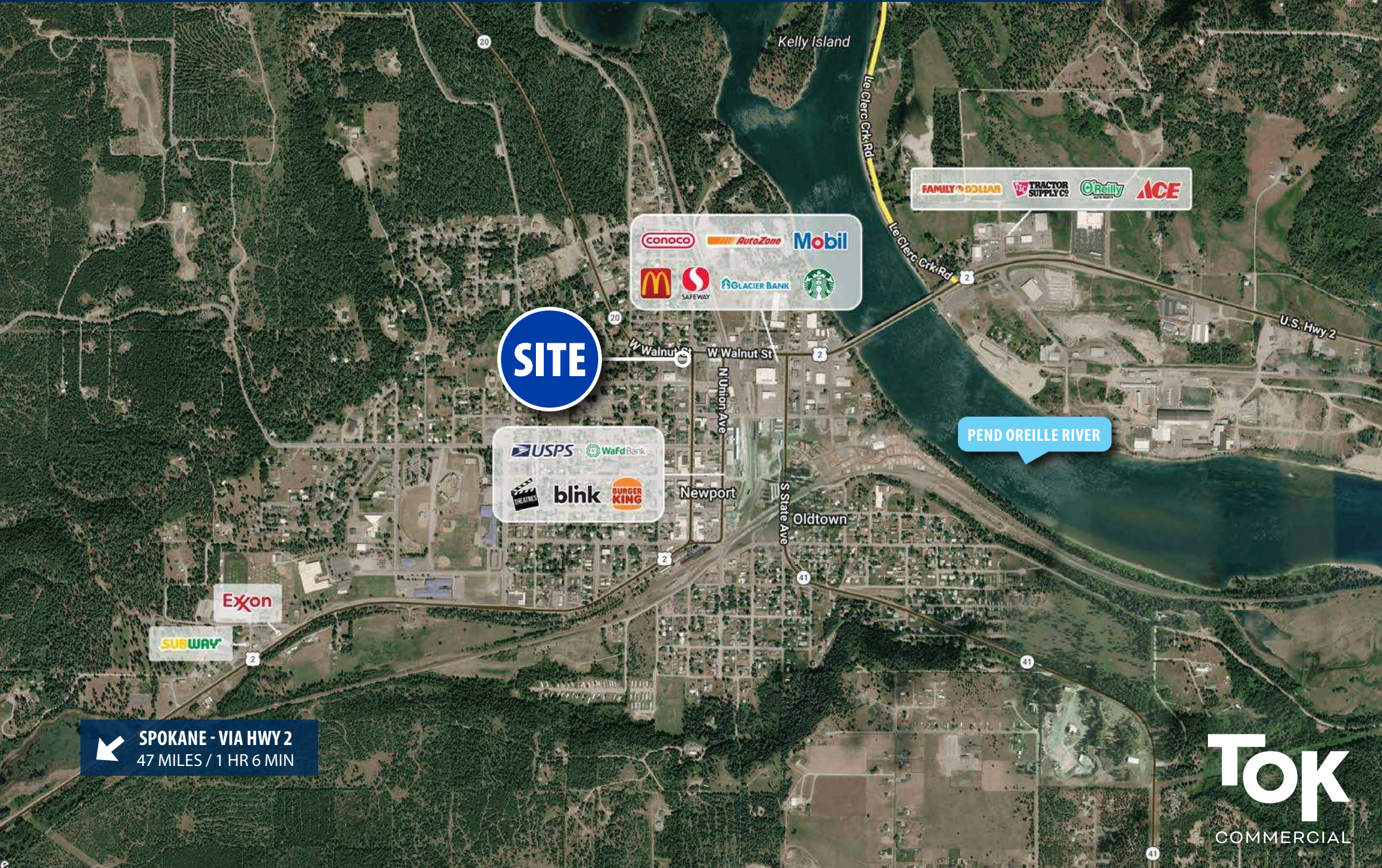
For properties like 405 Walnut St, C-1 zoning provides flexibility for owner/user office or retail occupancy, as well as the ability to lease additional suites to generate income. The zoning supports long-term commercial viability within Newport's established business district.

**FLEXIBLE
COMMERCIAL
USES**

**DOWNTOWN CORE
LOCATION**

**LONG TERM
VALUE**

CORE LOCATION IN NEWPORTS CENTRAL BUSINESS DISTRICT



PEND OREILLE RIVER

← SPOKANE - VIA HWY 2
47 MILES / 1 HR 6 MIN

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