FOR SALE OR LEASE

212 N GALES ST

PORT ANGELES, WA 98362

Exclusively listed by

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PROPERTY OVERVIEW

BUILDING SF	18,000
DEMISABLE TO	6,000 SF / 12,000 SF / 18,000 SF
YEAR BUILT	1975
CLEAR HEIGHT	14' - 16'
LOADING	4 Dock High, 6 Grade Level (one ramped)
LAND AREA	100,188 SF (2.3 AC)
TAX PARCEL #	63012571500 (UNC) (1.9 Acres), 063012610310 (MD) (0.3 Acres), 063012610300 (MD) (0.1 Acres)
ZONING	Urban Modern Density (UNC). Urban Neighborhood Commercial zone is to provide a mix of limited, low-impact, neighborhood commercial activities and moderately high density urban residential development within urban growth areas. And Urban Moderate Density (MD). The purpose of the Urban Moderate Density zoning district is provide areas of moderately high density urban development within urban growth areas. This zone allows single-family residences, duplexes and multiple-family residential development which is free from encroachment of commercial and industrial activities.

$1.8M
SALE PRICE

$7.00
SF/YR + NNN

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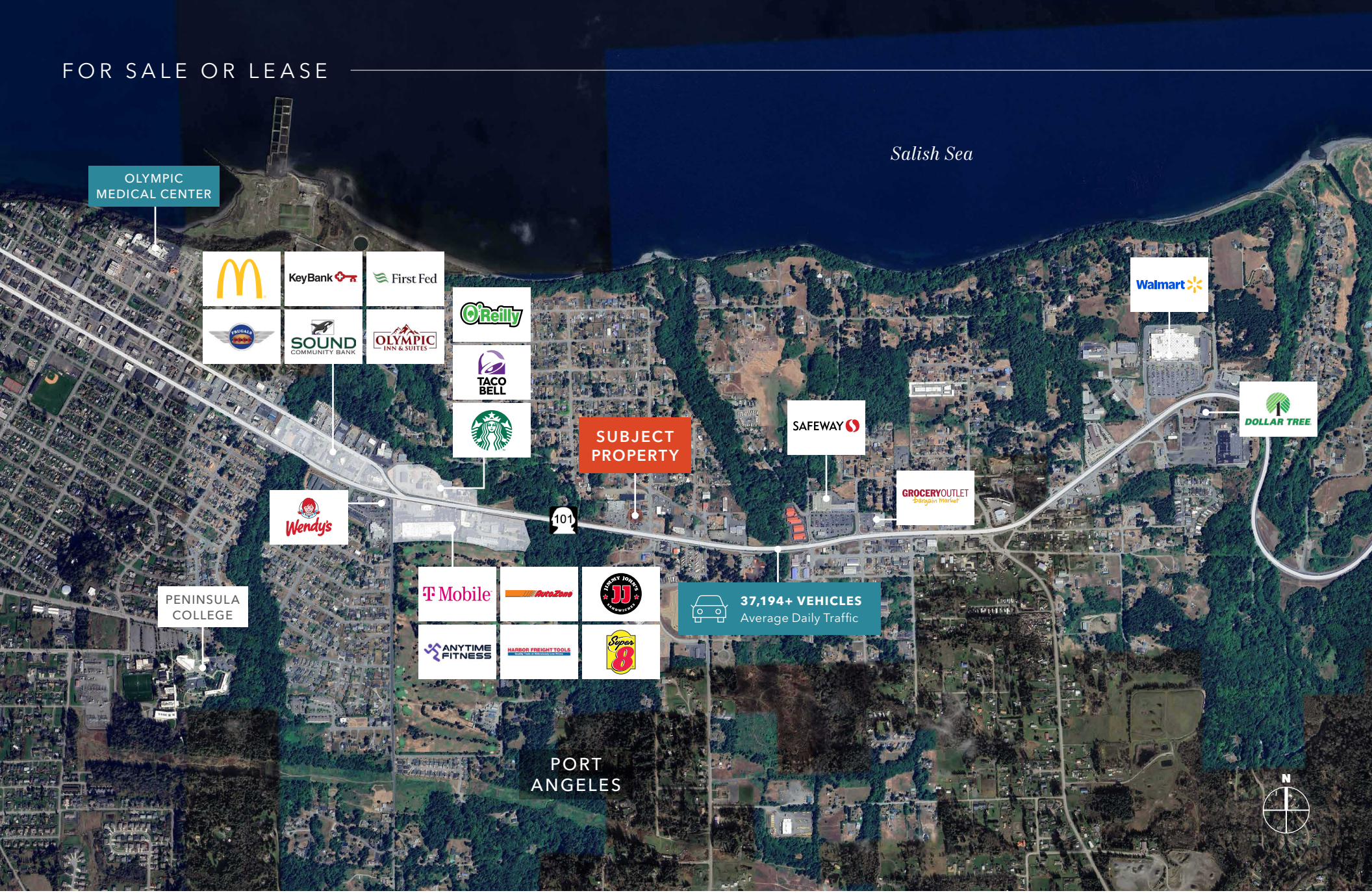

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DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	2,937	16,319	27,320
2020 CENSUS	3,064	17,001	28,712
2025 ESTIMATED	3,077	16,662	28,467
2030 PROJECTED	3,064	16,606	28,525

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	49.9	46.1	45.7
% FEMALE	50.1%	49.9%	50.0%
% MALE	49.9%	50.1%	50.0%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	$62,892	$70,642	$72,988
2030 MEDIAN PROJECTED	$62,803	$70,671	$73,075
2025 AVERAGE	$80,222	$87,882	$91,938
2030 AVERAGE PROJECTED	$80,241	$88,082	$92,190

Data Source: ©2026, Sites USA

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