

FOR SALE

SEA CLIFF GARDENS BED & BREAKFAST

(Land, Building & Successful Business on Waterfront)
Port Angeles, Washington



2.21 Acres
8 Bedrooms
8 Baths
6,639 SF



Optional Detached Innkeeper's Residence
www.seacliffgardens.com



Location: 397 Monterra Dr., Port Angeles, WA 98362
Year Built: 1998 (Main Guest House) + 2015 (Residence)
Lot Area: 2.21 Acres (Perched high on a 130' cliff overlooking Strait of Juan de Fuca)
Building Size: 6,639 SF (Main Guest House: 5,352 SF + Residence 1,287 SF)
Gross Revenue: \$184,384 (Average for 2022-2025) & \$385.61 (Avg. ADR - 4 Years)
Tax Parcel No.: 34931 (Annual Taxes: \$15,373 - 2026)
Assessment: \$1,758,118 (Land: \$248,696 SF + Building: \$1,509,422)
Sale Price: \$1,825,000 (\$275/SF)

Perched high on a seaside cliff overlooking the Strait of Juan de Fuca in the Olympic Peninsula (between Sequim & Port Angeles) is an award-winning bed & breakfast. The strategic location is just 20 minutes from the entrance to Hurricane Ridge -- the most popular attraction within the Olympic National Park. This purposely built structure with spectacular grounds and well-appointed rooms with intricately carved antiques boasts water views from each Guest Room. In addition to the Innskeeper's Quarters in the main building with a remodeled master bath, there is a separate (detached) home with 2 Bedroom & 2 Baths with exquisite floor-to-ceiling windows that can be rented separately as a vacation rental while the Owners live in the 6-Bed / 6 Bath main house. This B & B has been successful for 28 years and is Rated #1 or #2 on the Peninsula for several years and is Tripadvisor's 2020 Traveler's Choice Winner!

Amenities

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|---|--|
| Ocean views from every room | Fireplaces |
| TVs and CD players in each room | Central A/C |
| Complimentary band-aids & aspirin | Overhead fans |
| Comfy linens on each bed in every room | Complimentary WiFi |
| Fresh-baked cookies await your return each evening | Oversized Jacuzzi tubs |
| Your choice between Down or Memory Foam Pillows | Private outdoor hot tub (Ground Floor) |
| Furnished with the finest collection of European antiques | Complimentary Parking |
| Original oil on canvas paintings by talented artists | All rooms are serviced daily |
| Wholesome breakfast served on fine china | Complimentary bottled waters |



Victoria's Repose



Napoleon's Retreat



Marie Antoinette's Boudoir



Ludwig's Chamber



Maria Theresa's Suite



Innkeeper's Suite in Main House



Living Area in Detached Residence



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