

Exceptional Retail Space for Lease in Downtown Waterfront District

Multi-Use Property Located in the heart of the Downtown Business District

- *3310 sq ft of space available:
- *Rental rate: \$1.06 per sq ft per month (negotiable)
- *Modified gross lease space
- *Built as: standard retail
- *Space type: retail
- *Space use: retail/former restaurant & bar
- *Term: negotiable
- * High Traffic Area: Situated in the downtown waterfront retail corridor of Port Angeles, where over 11,000 vehicles travel on E 1st Street each day.
- *Ready for Use: The lower first-floor space is fully equipped for retail or previous restaurant use and is in excellent condition. It has been recently updated. Prime location in waterfront district



117 E. 1st Street - Port Angeles, WA - 98362

PROPERTY HIGHLIGHTS

- **Prime Location:** 117 E 1st Street is a three-story multi-use building with over 3,300 flexible sq. ft., updated space, located in the lower first floor, now available for lease.
- **Synergistic Environment:** Benefit from local and tourist traffic, surrounded by thriving businesses along the northern coast.
- **Corner Lot Advantages:** Enjoy ample adjacent city parking and significant signage opportunities for maximum visibility.



Please call to arrange a private viewing **Melanie Pilgrim 360-775-8338**

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