



LAKEBAY CROSSROADS RETAIL

15610 OLSON DR NW
LAKEBAY, WA 98349



DISCLAIMER

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LAKEBAY, WA 98349



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KELLER WILLIAMS COMMERCIAL

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\$1.15M
SALE PRICE

0.92 AC
LAND AREA

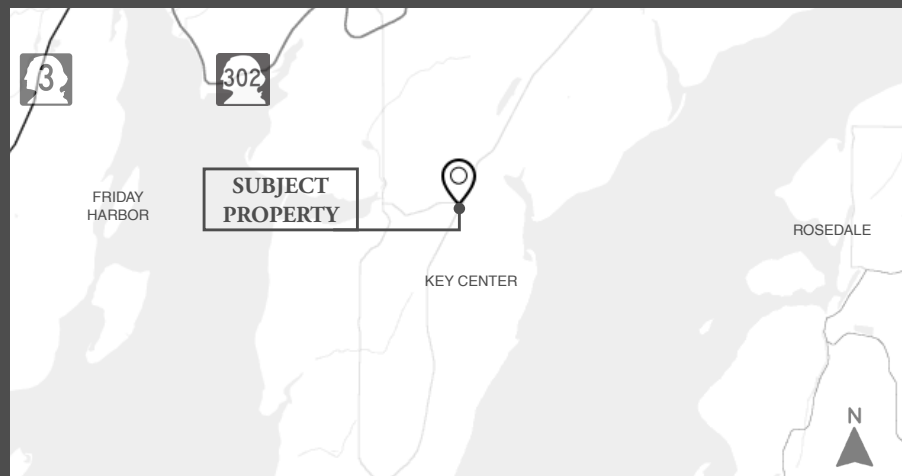
3,926 SF
BUILDING

SUMMARY

This level, one-acre corner lot is ideally located in one of the most sought-after areas of the Olympic Peninsula. With its high-visibility frontage on Key Peninsula Highway, this property is a rare find for developers and business owners alike.

The property offers endless possibilities and is perfect for an urgent care facility, daycare center, hotel/lodging, retail strip mall, office space, residential development, or a mixed-use project. The existing structure features a spacious retail area and three additional office or retail spaces, each with private entrances for maximum flexibility.

Situated in a high-traffic area with excellent accessibility, this property offers incredible potential for new development or expanding the current structure. Don't miss this opportunity to create your vision in the vibrant commercial hub of the Olympic Peninsula.



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FOR SALE | 15610 OLSON DR NW, LAKEBAY, WA 98349



OFFERING SUMMARY

YEAR BUILT:	1962
BUILDING SF:	3,926
SALE PRICE:	\$1,050,000
PARCEL #:	0021011015
FRONTAGE:	185' on Key Peninsula Hwy 127' on Olson Dr Kp Dr
LOT SIZE:	0.92 AC / 40,075 SF
ZONING:	RAC

PROPERTY HIGHLIGHTS

- In the heart of Key Center
- Across from the IGA shopping center
- Neighboring properties include: Sunnycrest Nursery, Capitol Lumber, Key Center Tavern, Reed's Good Food & Spirits, El Sombrero Family Restaurant, Cutter Bug, and Madrona Cafe
- Formerly, O'Callahan's Pub & Grill
- Near Vaughn Elementary School, Key Peninsula Middle School, and Peninsula High School

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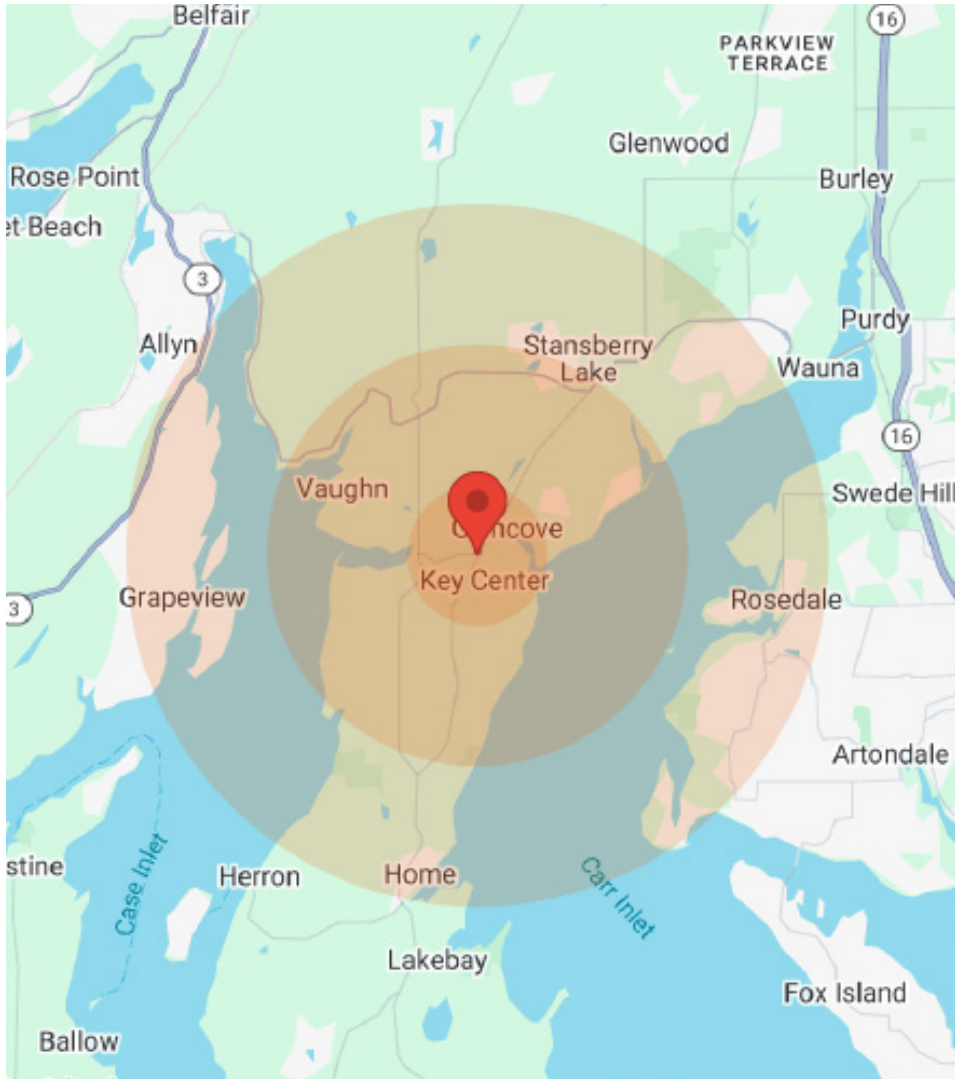
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LOCATION OVERVIEW

The property is located at a signalized intersection, however left turns from southbound 94th Avenue E is restricted between 3 – 6 pm, due to the increasing traffic and the lack of turn lanes. 144th Street E intersects with S Meridian to the east, and 94th Avenue East terminates at a “T” intersection at 152nd Street East further South, with 152nd intersecting with Meridian, both fully signalized intersections. The subject intersection will likely undergo expansion and upgrades in the relatively near future.

DEMOGRAPHICS

	1 - MILE	3 - MILES	5 - MILES
Total Population	N/A	4,369	20,734
Average Income	N/A	\$77,938	\$78,151
Annual Population Growth Projection	0.7%	0.6%	0.6%



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