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FOR SALE

\$1,250,000

Unique Conditional Use Property

www.rants-group.com



1416 26th Ave, Olympia



- 11,600 Square Foot Building with 5,400 Sq. Ft. office/classroom & 6,200 Sq. Ft. gymnasium
- Four 1,000 Sq. Ft. portables
- 1,100 SF converted home for day care
- Lovely setting with large oak trees and barn
- Building situated on 8 acres of land
- Zoned residential with Thurston County special uses allowing for, but not limited to: schools, churches, and day care centers.



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26th Avenue School
 1416 26th Ave NE
 Olympia, WA 98506
County: Thurston
Vicinity:
TB Map: /
Other Map:
Area: 705- Olympia

List Price: \$ 1,250,000
Status: Changed
\$/SQFT: \$ 3.59

Sales Price:
Closing Date:

Property Information

Tax ID #: 0993005300
Owner:
Owner Occupied: Yes
Year Built: 1954
Total Building SF: 11,600
Net Rentable Area: 11,600
Total Units:
of Floors: 1
of Elevators: 0
Sprinklers: No
AC: Yes
Construction Type: Framed, Metal, Wood
% Leased:
of Tenants:
Anchor:

Land Information

Land SF: 348,480
Acres: 8.00
Zoning: residential
Land Use: Other

Parking

Covered:
Uncovered: 9
Total: 9

Investment (Unknown)

Gross Income:
Vacancy Factor:
Op. Expense:
Net Op. Income:
Cap Rate:
Terms:

Loan Info

Free & Clear:
Loan Balance:
Assumable:
Pre-Pymt Penalty:

Listing Detail

Asset Class: Office, Land
Lease Rate Low:
Lease Rate High:
Min Office SF:
Max Office SF:
Total Avail SF Min:
Total Avail SF Max:

SOC Exclusions: 0
Call Listing Agent: Yes
View With Discretion: No
Dividable: No
Structure on Site: Yes
Heat Source:
Signage:

Site Dimensions:

Topography:

Showing Instructions:

Occupied. Shown by appt. only, limited hours. Do not disturb owner/occupant.

Special Notes:

Owner/occupant is relocating to another location because they have outgrown their current site.

Land Information

Depth: 1160
Width: 300
Owner Will Build To Suit: No
Easements: Unk
Covenants: No

Access:
Curb Cuts: Yes
Road Frontage 1: 26th Avenue
Road Frontage 2:
Access From:

Public Remarks:

26th Avenue School

Unique conditional use property. Currently occupied by private school. 5,400 SF office/classroom together with 6,200 SF gym. Separate 1100 SF bungelow converted for preschool. Four 1,000 SF portables. Lovely setting with large oak trees & old barn. Residential zoning with Thurston County special uses zoning allowing for, but not limited to - schools, churches and day care centers. Currently only about 3 acres of the property is developed.

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