



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.

The Rants Group
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Commercial Agent
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This information, while obtained from sources we deem reliable, is not guaranteed. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



LEASE INFORMATION



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

26th Avenue School

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

Investment (Unknown)

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

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:

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

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

Sales Price:
Closing Date:

Loan Info

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

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

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.

Listing Agent Name: Carolyn Graden (360) 943-8060 **Email:** carolyn@rants-group.com

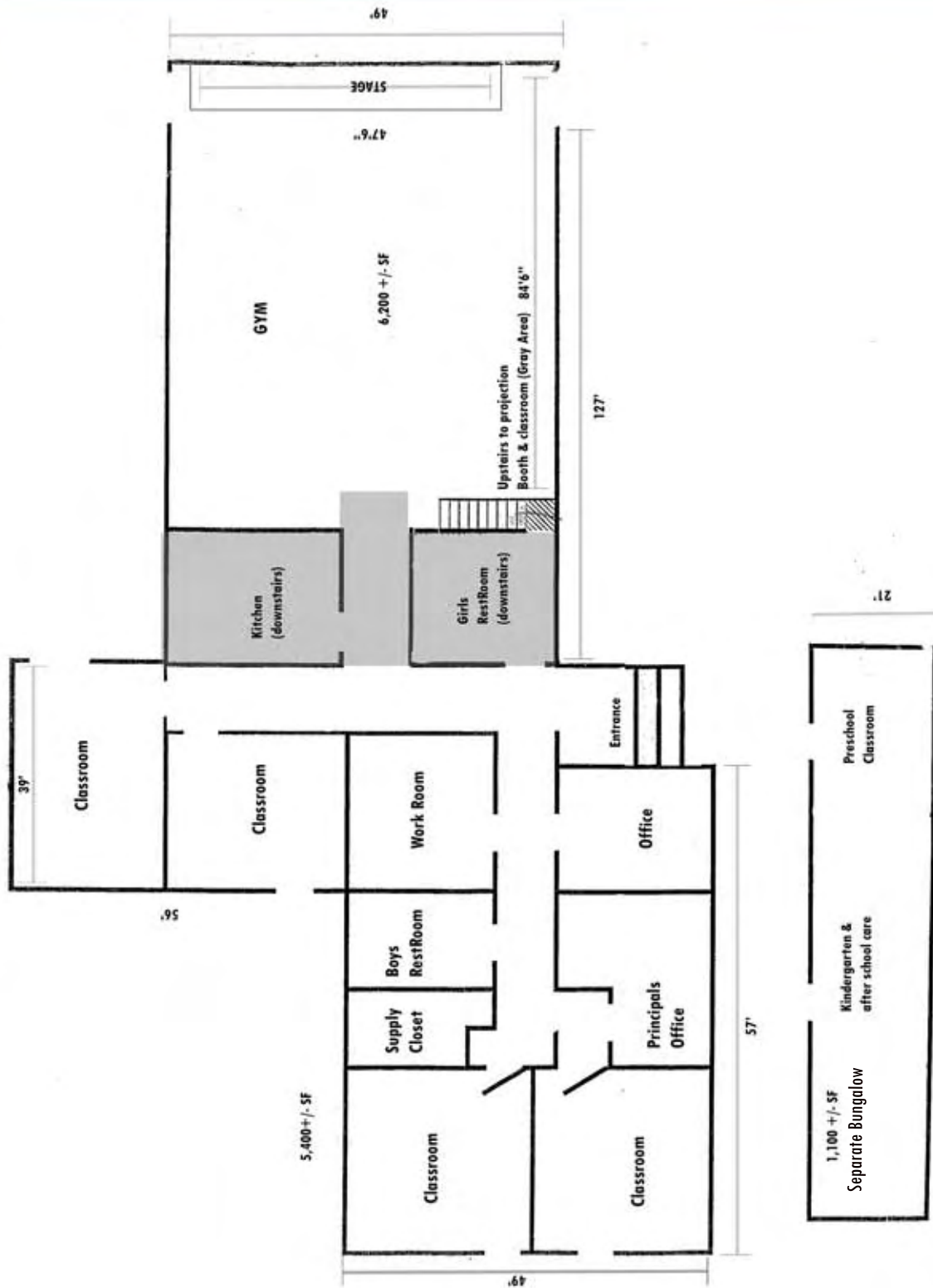
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FLOOR PLAN



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1416 26th Avenue NE, Olympia, WA 98506
near the corner of Bethel Street NE and 26th Avenue NE

Location:

1.5 miles to Priest Point Park and East Bay.
2.5 miles to Interstate 5 access
3 miles to State Capital Campus
4.6 miles to core retail area in west Olympia
4.7 miles to Lacey city center.

Currently owned and occupied by a private school

8 acres on one parcel

Approximately 300' frontage X 1,160' deep.

Front 5+/- acres zoned Residential 4-8 (R 4-8) (Olympia Urban Growth)

Back 3+/- acres zoned Rural Residential/Resource-

One dwelling unit per five acres (RRR 1/5) (Thurston County)

Residential uses permitted. Special Uses allowed included but are not limited to schools, places of worship and day care.

City of Olympia water. Also includes private well. On Septic. Sewer nearby. Electricity and natural gas on-site.
High speed cable.



Lovely level site with large oak trees, apple tree, old barn, wildlife. Ellis Creek runs along a portion of the NE corner – 200' setback.



Improvements include:

Paved parking (9 marked stalls) and looped driveway (two curb cuts), bus stop directly in front of site (route 21), pole sign, gate/fence along frontage so access can be secured, flag pole, stylish street lights directly in front of site on 26th, playground and athletic field.



5,400+/- square foot single story office/classroom building with three large classrooms with lots of windows, storage areas, teacher's work room, school office, kitchen, student lockers, restrooms. Gas furnace with window a/c.



6,200+/- square foot high ceiling gym with wood floor, stage with storage, projection room, walk-up office/classroom behind projection room. This area would also make a great church sanctuary. Square footage does not include large classroom and projection area over girl's restroom and kitchen area.



1,100+/- square foot bungalow converted for day care. Open area with restrooms, gas furnace, window a/c, composition shingle roof.



1,000+/- square foot portables (4). Currently used for classroom for older students, library, music room and storage. Ramped access. No restrooms.