

FOR SALE

1005 OLYMPIA AVENUE NE

OLYMPIA, WA 98506



REPRESENTED BY

ADAMS
Virgil REAL ESTATE

km Kidder
Mathews

KIDDER.COM

1005 OLYMPIA AVENUE NE



ACTUAL ANNUAL INCOME	<i>\$63,500</i>
PROFORMA ANNUAL INCOME	<i>\$75,600</i>

Great opportunity to own this historic, legacy therapy and counseling building with a long-established reputation in the community. For decades, the property has maintained a strong rental history, featuring a stable mix of therapists, counselors, and other wellness-focused tenants. The building has been thoughtfully maintained with numerous capital improvements and ongoing routine maintenance over the years.

The property is zoned PO/RM (Professional Office/Residential), providing exceptional flexibility for future use, including professional offices, a single-family residence, apartments, retail, and a variety of other permitted commercial uses. An adjacent vacant parcel (available separately and not included in the listing price) presents additional opportunities for expansion or future development.

Located near downtown, but on a idyllic, tree lined street, the possibilities are endless.

SALE PRICE	\$750,000
BUILDING SF	3,648 SF with 1,384 SF finished basement
OFFICES	7+
YEAR BUILT	1905
LOT AREA	7,280 SF
PARCEL NO.	6810-02-00400
HEATING	Forced air
ZONING	Business, Commercial, Office, Residential
FLOORING	Carpet, hardwood, laminate, softwood, vinyl

Currently Listing on Historic Register

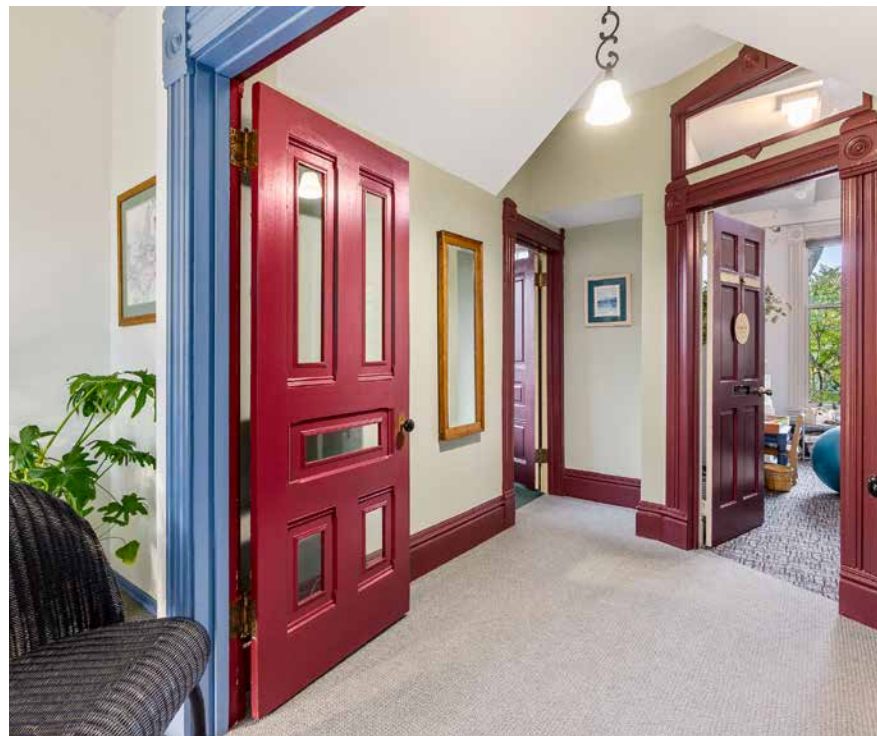
1005 OLYMPIA AVENUE NE



AVAILABLE FOR SALE

KIDDER MATHEWS

1005 OLYMPIA AVENUE NE



AVAILABLE FOR SALE

KIDDER MATHEWS

1005 OLYMPIA AVENUE NE

WASHINGTON
STATE CAPITOL

West Bay

PLUM ST SE

PEAR ST NE

QUINCE ST NE

STATE AVE NE

SUBJECT
PROPERTY

OLYMPIA AVE NE

AVAILABLE FOR SALE

KIDDER MATHEWS





NEARBY AMENITIES

FOOD

- 01 1889 Prime Steakhouse
- 02 Olympia Oyster House
- 03 Cascadia Grill
- 04 Octopas Cafe
- 05 Uptown Grill
- 06 Asahi Sushi
- 07 Meoni's Italian Sub
- 08 Akashic Food Trailer
- 09 Old School Pizzeria
- 10 Well 80 Brewhouse
- 11 South Bay Dickerson's BBQ
- 12 McDonald's
- 13 Jack in the Box
- 14 Casa Mia of Olympia

LIFESTYLE & FITNESS

- 01 Heritage Park
- 02 The Olympia Yacht Club
- 03 Exit Puzzles Escape Room
- 04 Capitol Theater
- 05 Washington Center for the Performing Arts
- 06 Art House Designs
- 07 Alliance Athletics Olympia
- 08 Plum Street YMCA
- 09 Olympia Family Theater
- 10 Mi Tierra Pottery & Arts
- 11 WET Science Center
- 12 Hands On Children's Museum
- 13 OlyYoga
- 14 Yashiro Japanese Garden

SHOPPING

- 01 Olympia Farmers Market
- 02 The Wine Loft
- 03 Olympia Supply & Ace Hardware
- 04 Orca Books Cooperative
- 05 The Pet Works
- 06 Fifth Ave Flea Market

BANKS

- 01 Bank of America
- 02 U.S. Bank
- 03 Washington Business Bank
- 04 Commencement Bank
- 05 Chase Bank
- 06 WSECU



1005 OLYMPIA AVENUE NE

*For more information on
this property, please contact*

AMY HARDING
Kidder Mathews
360.705.1377
amy.harding@kidder.com

SPENCE WEIGAND
Virgil Adams Real Estate
360.789.3160
spenceweigand@comcast.net

NATE BURGHER
Virgil Adams Real Estate
509.429.4567
nate@virgiladamsre.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. 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.

Represented by

Virgil **ADAMS**
REAL ESTATE

km Kidder
Mathews