

FOR SALE

PRIME OLYMPIA WATERFRONT INVESTMENT OPPORTUNITY

301 CAPITOL WAY N | OLYMPIA, WA 98501



SALE PRICE **\$1,300,000**

LOT SIZE: 0.33 of an acre or 14,400 SF

Building Square Footage is 12,120 SF, 2-Story Building



Terry Wilson
360 789 5060
terry.wilson@cbolympia.com



Spencer Ingram
360 701 6439
spencer.ingrim@cbolympia.com



**COLDWELL BANKER
COMMERCIAL**
EVERGREEN OLYMPIC
REALTY, INC.

FOR SALE

PRIME OLYMPIA WATERFRONT INVESTMENT OPPORTUNITY

301 Capitol Way N Olympia, WA 98501



PROPERTY DESCRIPTION

Located in the heart of downtown Olympia at 301 N Capitol Way, this property sits steps from Percival Landing and the scenic waterfront. Currently home to four diverse tenants, it offers immediate income potential while presenting an exceptional redevelopment opportunity. With stunning water views and a vibrant downtown setting, this property is ideal for investors seeking a high-value location—whether you choose to maintain its income-producing status or transform it into a landmark development.

OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size:	0.33 Acres
Building Size:	12,120 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	978	1,420	4,706
Total Population	1,313	2,043	8,839
Average HH Income	\$66,667	\$72,265	\$90,214

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(360) 701-6439

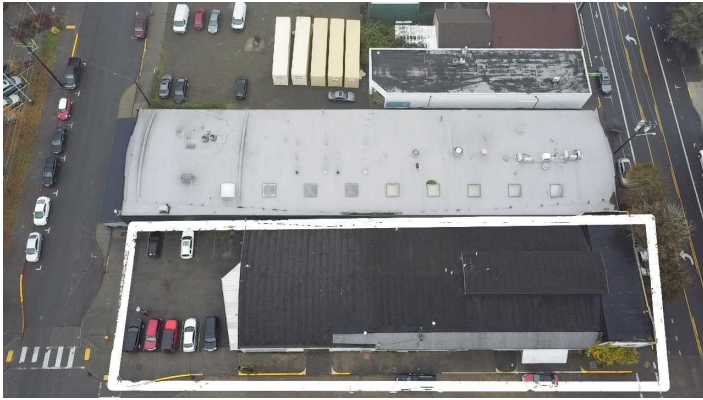
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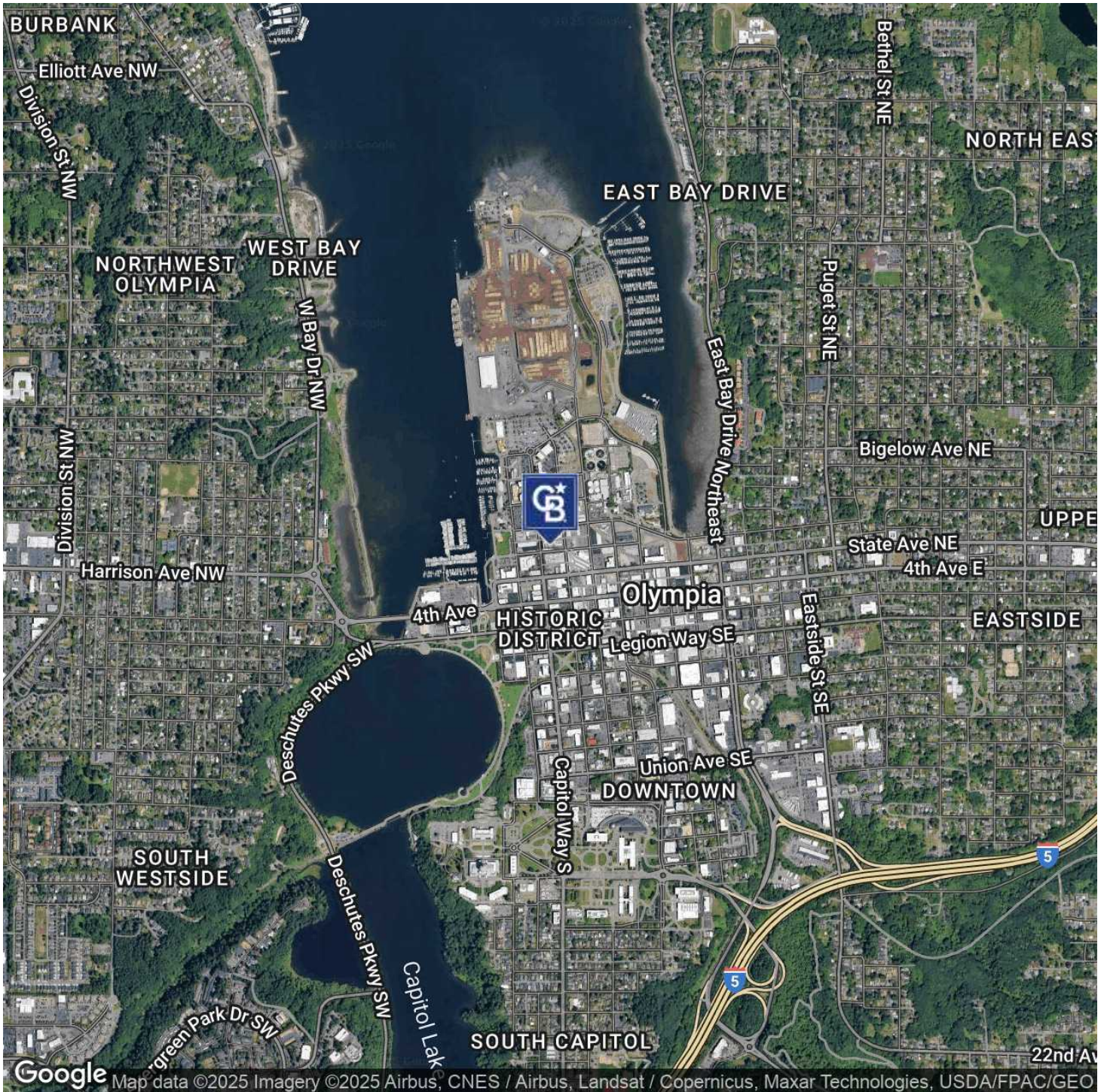


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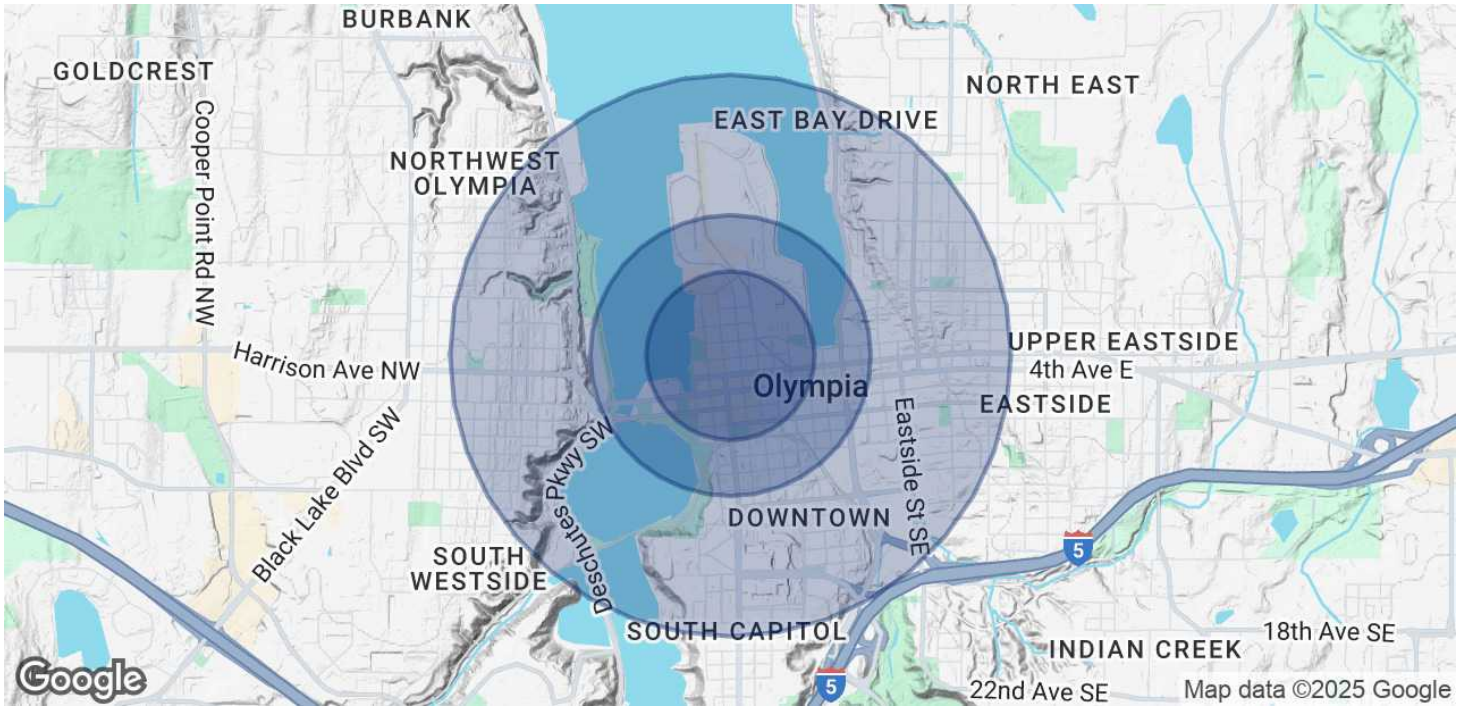


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,313	2,043	8,839
Average Age	50	47	43
Average Age (Male)	47	44	41
Average Age (Female)	52	49	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	978	1,420	4,706
# of Persons per HH	1.3	1.4	1.9
Average HH Income	\$66,667	\$72,265	\$90,214
Average House Value	\$580,770	\$548,776	\$513,851

Demographics data derived from AlphaMap

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