

OFFERING SUMMARY

Lodging Style	Best Western BW Hotels
Property Scale	Upper Midscale
Service Type	Select-Service
Number of Keys	80
Building Size	53,090 SF
Land Details	1.87 Acres Owned, Fee Simple
Year Built	1986
Year Last Renovated	2026
Number of Floors	4

PROPERTY DESCRIPTION

Best Western Plus Oak Harbor Hotel & Conference Center is an 80-key, interior-corridor, select-service hotel featuring standard guest rooms and suites. Ownership recently updated a comprehensive Property Improvement Plan (PIP) in 2026, offering turnkey operations with high-grade amenities, including an outdoor heated pool and hot tub, a fitness center, complimentary full breakfast, and ~1,620 sq. ft. of flexible meeting and event space.

Positioned along State Route 20 near Naval Air Station (NAS) Whidbey Island and adjacent to a popular restaurant, the hotel captures year-round military, corporate, and leisure demand with strong operational upside for an incoming owner-operator.

An adjacent ~1.17-acre parcel is available for future development. An adjacent extended-stay hotel (on another parcel) may be acquired separately, allowing control of ~46% of the local lodging supply (subject to buyer due diligence). Both the land and the extended-stay hotel would be an additional cost, not included in the listing purchase price.



INVESTMENT HIGHLIGHTS

- Recognized Brand Asset with Dominant Submarket Performance
- Turnkey Hotel with Recent 2026 PIP Upgrades
- Demand Driven by NAS Whidbey Island & Seattle Proximity
- Meeting & Event Space Drives ADR & Group Business
- Bridge & Ferry Accessible Island Captures Year-Round Tourism
- Adjacent Extended-Stay Hotel Available For ~46% Market Control
- Adjacent ~1.17-Acre Land Parcel Available At Additional Cost
- All property tours must be arranged through the broker.
- DO NOT CONTACT PROPERTY OR EMPLOYEES!



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