



PUBLISHED RESERVE: \$137,500

LAST ASKING: \$181,900

SIZE: 9,616± Square Foot Building on 5,663± Square Foot Lot

ZONING: Commercial (C-1)

PROPERTY INSPECTION: Call Auction Information Office to arrange.

FINANCING: None – All Cash

DESCRIPTION: This 9,616± square foot building, with ground floor commercial space and two apartments on the second floor, is located in the Grays Harbor County city of Elma. Within a 30 minute drive of Olympia and 25 minute drive of Aberdeen, Elma is the halfway point from I-5 to the ocean beaches. The building is located in the heart of Elma at the corner of 3rd Street South and West Main Street. Built in 1910, the building was originally a bank that had a jewelry store and rooms for rent on the second floor (3,782± square feet of rentable space) built for the Saginaw Lumber Camp workers. The main level (4,776± square feet of rentable space) was remodeled in 2002-2003 and designed for two tenants, most recently occupied by Saginaw's Restaurant, but now entirely vacant. One of the two upstairs apartments is leased on a month to month basis at a rate of \$500 per month. All public utilities are available to the property.

LOCATION: 301 West Main Street, Elma, Washington. Grays Harbor County APN 04300-03-00101

