



**Carol A. Wise**

Realtor, Direct 360-531-1301

carolwise@gmail.com

<http://www.porttownsendrealestate.net>

Anything You can Dream, You can Achieve



## 9999 Louisa and W. Fredricks St

Port Townsend, WA 98368

MLS#: **1649761**



**\$130,000**

For Sale **Vacant Land**

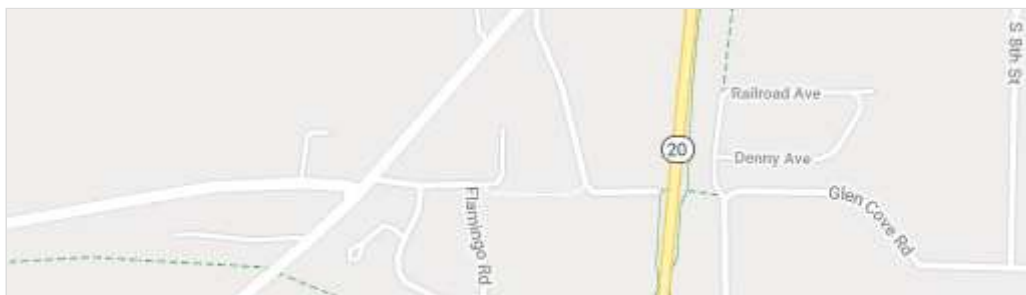


1 / 13

### Notes for you and your agent

Add note...

**+** Add Note





## General Description

Lot SqFt / Acres **20,909 SqFt / .480 ac**  
 Junior School **Blue Heron Mid**  
 School District **Port Townsend #50**  
 Offers **Seller intends to review offers upon receipt**  
 Block **16**  
 Third Party Approval Required **None**  
 Tax ID **948601601**

Elementary School **Salish Coast Elementary**  
 Senior School **Port Townsend High**  
 Lot Number **5-8**  
 County **Jefferson**  
 Community **Glen Cove**  
 Bank Or Real Estate Owned **N**  
 DOM **174**  
 Listing Price **\$130,000**

Directions **Highway 20 to W. Fredricks St. Property is on the corner of W. Fredricks St. and Louisa.**

Marketing Remarks **Wonderful opportunity to have small individual work spaces for rent or eventually to turn into condos. A building could easily be redesigned into one large space.Planning documents for septic (draft) available (permitting process not yet completed).With acceptable offer terms, seller willing to provide full set of plans (Designed by Terrapin Architecture) for two metal buildings with parking and all current regulations.**

## Listing Information

NWMLS SOC **3**  
 Annual Taxes **\$512**  
 Sketch Submitted **No**  
 Zoning Jurisdiction **County**  
 Right of First Refusal **No**

Tax Year **2020**  
 General Zoning Class **Commercial**  
 Style Code **43 - Comm/Industrial**  
 Seller Disclosure **Provided**

## Site Information

Reports Docs Completed **See Remarks**

Septic Design Installed **N**

Topography **Level**

Electricity Status **In Street**

Gas Status **Not Available**

View **Territorial**

Road Information **County Maintained, Paved**

Lot Details **Corner Lot, Dead End Street, Paved Street**

Property Features **Brush**

All information courtesy of Carol Wise

Water **In Street**

Sewer Type **Not Available**

Information Deemed Reliable But Cannot Be Guaranteed. Lot Size and Square Footage Are Estimates. 2/11/2021 4:55:41 PM.