

Listing # **2528852** **3088 Kindred Ave , Tokeland 98590** STAT: **Active** LP: **\$1,500,000**
 County: **Pacific** LT: BLK: CMTY: **Tokeland**



Type: **Commercial Industrial** CDOM: **0**
 AR: **209** TAX: **78029005009** OLP: **\$1,500,000**
 MAP: GRD: Internet: **Yes**
 DD: **Highway 105 to Tokeland. You can't miss it.** FIN:
 LD: **05/23/2026**
 XD: **12/31/2026**
 OMD:

LAG: **Mike Coverdale (10931)** PH: **(360) 581-3399 (Cellular)**
 FAX: **(360) 268-0375** Email: **westportmike@windermere.com**
 LO: **Windermere R.E. Westport (4095)** PH: **(360) 268-1234**
 BBC: **2%** Cmnts:
 CLA: PH:
 CLO: PTO: **No** F17: **Exempt**
 OTVP: OCC:
 OWN: **Custom Seafood Services** OPH: **(206) 354-1880**
 KEY: **Appointment, Call Listing Office, See Remarks, ShowingTime, View**
 PTS: **(360) 581-3399** OAD: **Seattle WA**
 POS: **Closing**
 Right of First Refusal: **No**

HOD: \$0	OSF: 4,402	ACR: 1.485	SF:	TX\$:	GSI:
YBT:	WSF: 11,809	LSF: 64,688	TXY:	INS\$:	VAC%:
VAL:	SIZ: 18,491	LSZ:	ENV:	WSG\$:	GAIS\$:
VAI:	YVA:	STF: 450	BON:	ELEX\$:	EXP\$:
TAV:	FAC:	DLT:	AVP:	HET\$:	NOIS\$:
STY: 61 - Comm Bldg Ovr 10K		EXA:	PAD:	OTX\$:	CAP%:
TRM: Cash Out, Conventional		LTV: Level		TEX\$:	GRM%:
NOU: 0		SWR: Septic			

PKU:	CSP:	FND: Post & Block, Poured Concrete, Slab	EXT: Brick, Cement/Concrete, W
PKC:	CHT:	ENS: Electric	RF: Composition, Flat
GZC: Commercial		HTC:	BDC: Good
ZJD: County	LDG: 1-3 Bays	FLS: Concrete, Vinyl	AMP:
CFE: Storage			

WAS: **Individual Well** POC: **Grays Harbor PUD**
 WAC: SWC:
 3rd Party Aprvl Req: **None** Bank/REO Owned Y/N: **No**
 Built Green: HERS Score: EPS Score: LEED:
 NWMLS Cert: Cnstrct Mths:

Agent Only Remarks: **Schedule in advance to get a comprehensive tour of this unique facility.**

Marketing Remarks: **OPPORTUNITY ZONE OPPORTUNITY - This rare property located in Tokeland, WA overlooking Willapa Bay includes an active dungeness crab and salmon processing facility! Over 18,000 SqFt of structures on nearly 1.5 acres, this longtime business comes equipped to continue operation to include an active NPDES discharge permit. Impressive refrigeration capability as well as abundant electrical to support seafood processing, blast freezer, water chillers, cooking/drying room, ammonia refrigeration compressors OR another option could be to take advantage of the high volume commercial artesian water source. Few properties like this even exist on the west coast let alone are located within an "opportunity zone" and available to acquire!**

Offers: **Seller intends to review offers upon receipt**