206 E CRAWFORD ST

DEER PARK, WASHINGTON 99006



$373,000	1,092 SF	9,583 SF	C-C
ASKING PRICE*	EXISTING STRUCTURE*	LOT SIZE*	ZONING

COMMERCIAL ZONING. EXISTING RESIDENCE.

An established property near downtown Deer Park with Central Commercial (C-C) zoning and existing residential use. Explore an office, service, or specialty retail concept, subject to City review and property-specific approvals.



REAR LOT / PROPERTY



FLEXIBLE INTERIOR



EXISTING LIVING SPACE

*Price, area, and listing identification require broker verification before distribution.

JENNIFER GRIFFIN | REAL ESTATE BROKER

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PROPERTY & USE POTENTIAL

A commercial zoning opportunity with an existing residential structure

WHY AN OWNER-USER MAY TAKE A CLOSER LOOK

CENTRAL COMMERCIAL DISTRICT

The property is identified as C-C zoned. Prospective uses may include professional office, personal service, or specialty retail, if approved for this property.

PROPERTY FACTS

Existing home: 3 bedrooms, 2 bathrooms | garage | fenced yard

Year built: 1895 | Offered as-is | Parcel: 28023.0309

Existing residential use: continuation reported by seller following City discussion.

REAR AREA & ACCESS



Annotated overview highlights reported rear alley access and entry from S Arnim Ave.

The annotated property overview helps illustrate the site's reported access pattern and rear-lot configuration.

Seller-reported alley access from S Arnim Ave and the rear alley may support site circulation, parking planning, or future owner-user concepts, subject to City review.

Buyers should independently verify legal access rights, physical conditions, fire/life-safety requirements, parking compliance, and any change-of-use approvals.

BUYER DUE DILIGENCE

Confirm use approval, change-of-use requirements, fire/accessibility standards, signage, utilities, parking, alley-access rights, and permit or improvement costs directly with the City of Deer Park.

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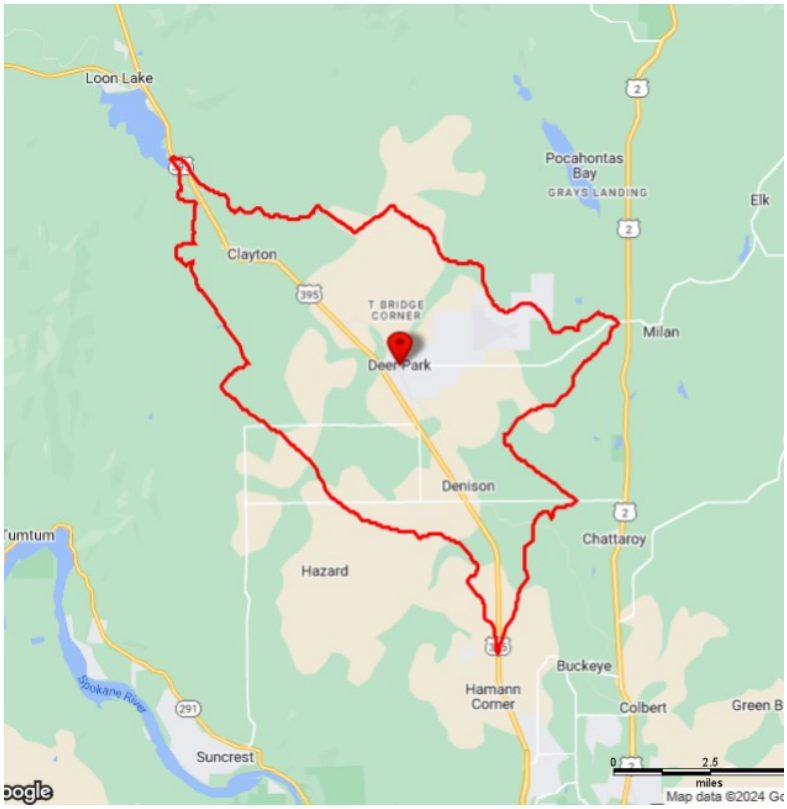
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TRADE AREA & NEXT STEPS

Historical regional statistics | not a property-specific demand forecast

10-MINUTE STUDY TRADE AREA

11,155	4,098	2.71
RESIDENTS	OCCUPIED HOUSEHOLDS	PEOPLE / HOUSEHOLD



Red boundary shows the custom trade area presented in a Downtown Deer Park strategic-plan draft. The map is not a parcel map or a new drive-time model for this property.

READY TO EXPLORE THIS LOCATION?

Contact Jennifer Griffin to arrange a showing and discuss next steps.

Buyers should independently evaluate financial feasibility and allowed uses.

SOURCES & IMPORTANT NOTES

Trade-area: Downtown Deer Park 5-Year Action Plan (draft), pp. 6-7; 2023 estimates.
Seller-provided property details and residential-use report; verify with broker and City.
Historical demographic estimates do not establish current demand or future revenue.

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