206 E CRAWFORD STREET

DOWNTOWN DEER PARK, WASHINGTON 99006



$373,000	**1,092 SF**	**Approx. 0.22 AC**	**C-C**	ZON

RESIDENTIAL HISTORY | COMMERCIAL POSSIBILITIES | REAR ALLEY ACCESS

Offering Memorandum • Property offered as-is • Information subject to buyer verification

THE OPPORTUNITY

An existing home in downtown Deer Park with Central Commercial zoning and access from both the street and rear alley.

PROPERTY OVERVIEW

206 E Crawford Street consists of an existing two-story residence previously used as a residential rental, situated on an approximately 0.22-acre parcel. The property includes three bedrooms, two bathrooms, approximately 1,092 square feet of building area, an open rear yard and existing rear-alley vehicle access.

POTENTIAL BUYER PROFILES

Owner-user. A buyer exploring a professional office, boutique, salon or personal-service location.

Investor. A buyer evaluating the property's established residential history alongside its commercial zoning.

Residential buyer. A buyer attracted to an existing home with downtown access and potential additional flexibility.

Mixed-use concept. A buyer interested in exploring a combination of residential and commercial activities, subject to city review and approvals.

LOCATION CONTEXT

The property is in the downtown Deer Park area, near E Crawford Street, local businesses and civic amenities. Nearby downtown buildings include examples of commercial activity alongside residential occupancy. Those examples do not establish approval for any particular use at the subject property.

IMPORTANT USE CONSIDERATIONS

Central Commercial (C-C) zoning may support a range of commercial concepts. Buyers should independently confirm whether any proposed residential, commercial or combined use is permitted, and what building, accessibility, fire, parking or other approvals may be required. No representation is made that a particular conversion or development has been approved.

SITE & ACCESS

County aerial reference - E Crawford Street frontage and rear alley connection toward S Arnim Avenue.



Site orientation: E Crawford Street borders the front (north) of the parcel; an east-west alley lies along the rear (south), connecting toward S Arnim Avenue. The existing home and rear yard are visible in the county aerial. Image is a reference only; parcel boundaries, access rights and dimensions must be verified from official records.

PROPERTY INFORMATION & NEXT STEPS

Asking price: $373,000 **Sale condition:** As-is **Listing contact:** Jennifer Griffin, Real Estate Marketplace Northwest, Inc.

Property website: jennifergriffinrealestate.com - 206 E Crawford Street

DISCLAIMER: Information is provided for marketing purposes from seller-provided details and available mapping and has not been independently verified. Acreage, building area, room count, permitted uses, zoning regulations, parking provisions, utilities, title, alley rights, financing eligibility and development feasibility must be independently verified by the buyer and appropriate professionals. Images show existing conditions at time photographed; no future improvements are implied. Not an appraisal, survey, or guarantee of income.