

FOR SALE

COUPEVILLE OWNER/USER OPPORTUNITY

15 NW FRONT STREET
COUPEVILLE, WA 98239



WESTLAKE
ASSOCIATES





PENN COVE

15 NW FRONT STREET

FRONT ST NW

GRACE ST NW



INVESTMENT OFFERING

ELKHORN TRADING COMPANY COUPEVILLE OWNER-USER OPPORTUNITY

PRICE:

\$595,000

ADDRESS

15 NW Front Street
Coupeville, WA 98239

COUNTY

Island

MARKET

Central Whidbey Island

STYLE

Commercial Retail

PARCEL #

S6025-00-07006-0

LOT SIZE

3,049 SF | 0.07 AC

ZONING

CHLC - Commercial

YEAR BUILT

1883

GROSS BLDG SF

1,250 SF

OF STORIES

1 + Attic

CONSTRUCTION

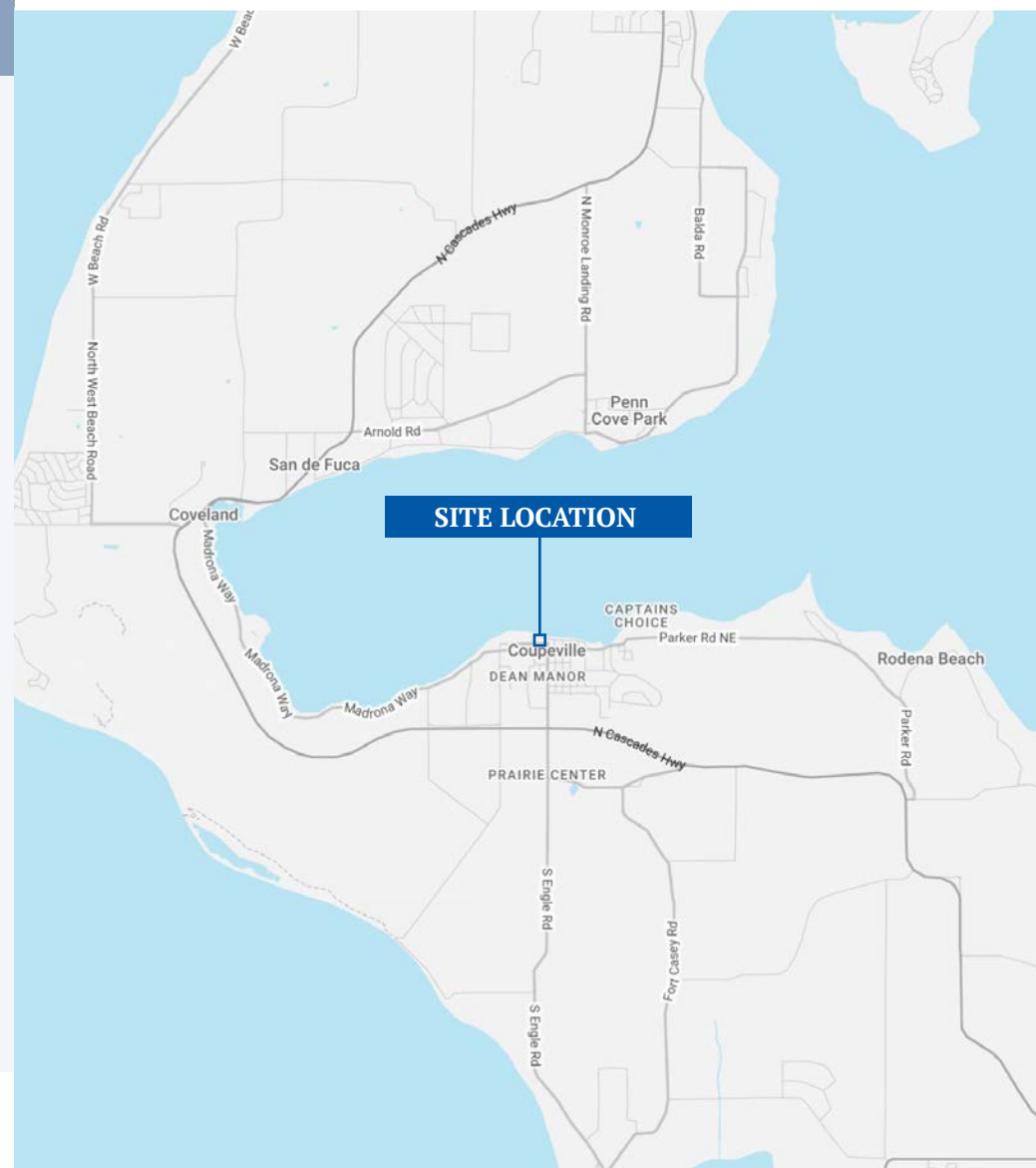
Wood Frame

HEAT

Propane

ROOF

Composition

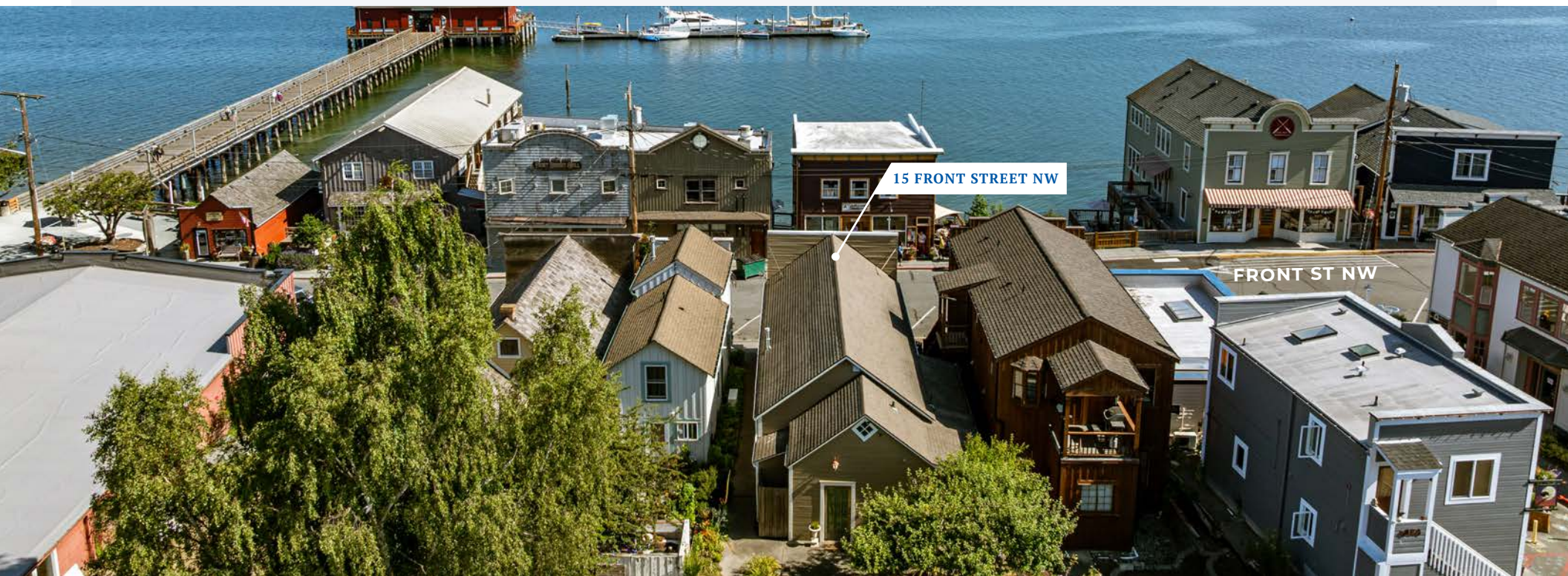


ASSET SUMMARY

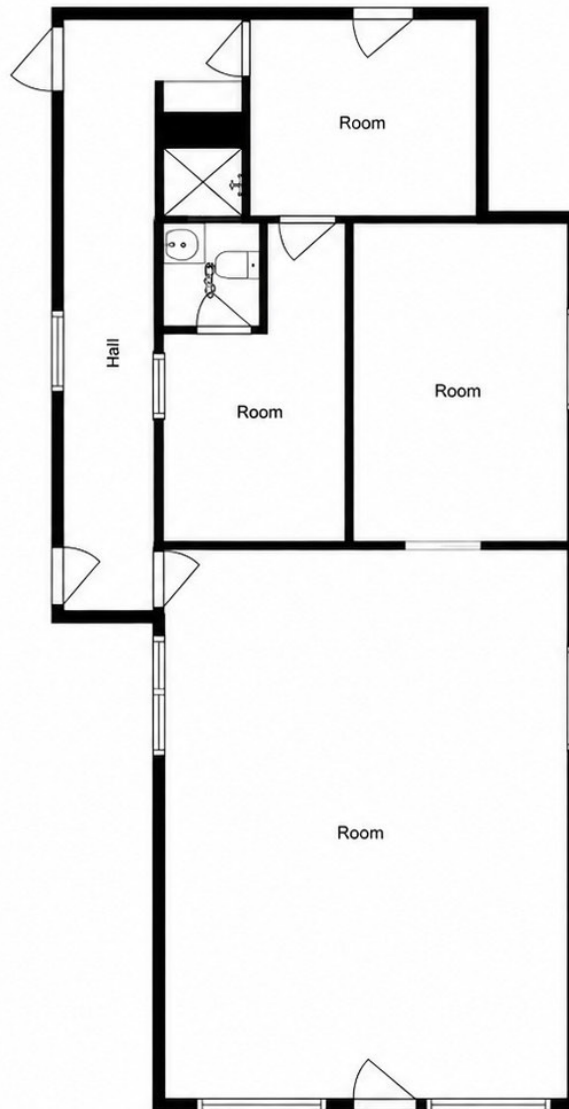
Elkhorn Trading Company, also known as the Elkhorn Saloon, was only a saloon briefly. For many years it was a drug store and a doctor's office and, later, the area's first real post office. This was the first false front building built in Coupeville in 1883. A tall facade was added to a simple wooden building to make it look larger and grander. The style remained popular in Coupeville for many years, making it difficult to tell newer buildings from the older ones. For over 30 years, the Elkhorn Trading Company has been a beloved Coupeville institution inside the iconic Elkhorn Saloon Building (est. 1883). Lovingly maintained by the same owners since 1992, this landmark blends rich history — from saloon to trading post — with timeless charm.

Approx. 1,250 sq ft with laminate floors, bay windows overlooking the water, dual electrical, and rear patio. The kitchen and bathroom sub-floors are plywood with new laminate. The back and side room are concrete. Potential to finish the attic for additional residential space or an Airbnb (buyer to verify). Ideal for an owner-user looking to continue the Elkhorn legacy, launch a new retail/arts venture, or create a unique waterfront home.

Located in Coupeville's Historic Waterfront District within Ebey's Landing National Historical Reserve, the property enjoys permanent protection plus restoration funding, maintenance support, and valuable tax incentives. Enjoy "island time" in this creative seaside hamlet. Breathe fresh ocean air at your door, cross to Penn Cove for orcas, whales, seals, otters, and herons, and benefit from the Olympic rain shadow's mild climate (just 18" annual rainfall).



FLOOR PLAN



Measurements Are Deemed Reliable, But Not Guaranteed. Buyer To Verify

PHOTOS

EXTERIOR



PHOTOS

INTERIOR



SITE AMENITIES & DEMOGRAPHICS

WHAT'S NEARBY



SCHOOLS & SERVICES

- Coupeville Wharf
- Coupeville Elementary
- Coupeville High School
- Coupeville Middle School
- Whidbey Health Medical Ctr
- Coupeville Town Park
- Coupeville Library
- Coupeville Airport
- Fort Ebey State Park
- Ebey's Landing



SHOPPING

- The Beary Scoop
- Madrona Blossom
- The Crow's Roost
- Back To the Island
- A Touch of Dutch
- Vail Wine Shop
- Coupeville Country Store
- Whidbey Provisions
- Prairie Center Markets



FOOD & DRINK

- Wharf Dog
- Front Street Grill
- Coupe's Last Stand
- Toby's Tavern
- Molka Xete
- Oystercatcher
- The Topsy Tuna
- Osprey Fish Co.
- Bayleaf
- Kapaw's Iskreme
- Crabby Coffee
- Goldie's
- Little Red Hen Cafe
- Del Rio's Cafe
- Sunshine Drip
- Pizza Factory
- Cedar & Salt Coffee
- The Spectacled Sasquatch
- Coupeville Prairie Perks

POPULATION	1 - MILE	3 - MILE	5 - MILE
Total Population	1,615	5,593	17,581
% Growth 2024-2029	-2.97%	-2.06%	-1.77%
Median Age	53.8	50.3	43.9

HOUSEHOLDS & INCOME	1 - MILE	3 - MILE	5 - MILE
Households	732	2,404	7,091
Median HH Income	\$76,010	\$95,742	\$91,366
# of Businesses	370	499	968
# of Employees	3,409	3,867	6,411

LOCATION

COUPEVILLE / WHIDBEY ISLAND

Coupeville, Washington, located on the eastern shore of Whidbey Island, is one of the Pacific Northwest's most picturesque waterfront communities. As one of Washington's oldest towns, Coupeville offers a unique blend of historic charm, coastal beauty, and a relaxed small-town atmosphere. The town's well-preserved historic district features waterfront shops, restaurants, galleries, and public spaces overlooking Penn Cove, creating a vibrant destination for residents and visitors alike. Its central location on Whidbey Island provides convenient access to both the northern and southern portions of the island while remaining within reach of the Seattle metropolitan area via ferry service and nearby regional highways.

Whidbey Island is renowned for its exceptional natural beauty and outdoor recreation, making it one of the region's most desirable places to live and visit. Residents enjoy easy access to beaches, parks, hiking trails, boating, kayaking, fishing, and wildlife viewing throughout the island. Nearby attractions include Ebey's Landing National Historical Reserve, Fort Casey State Park, and the scenic shoreline of Penn Cove, all of which contribute to the area's enduring appeal. The island's mild climate, panoramic water and mountain views, and abundance of open space foster an active, outdoor-oriented lifestyle that attracts year-round residents, second-home owners, and tourists alike.

The surrounding community offers a strong collection of local amenities, including boutique retail, waterfront dining, healthcare services, schools, and everyday conveniences. The nearby communities of Oak Harbor, Langley, and Freeland further expand shopping, dining, and professional service options, while Naval Air Station Whidbey Island serves as one of the region's largest employers and provides long-term economic stability. Frequent ferry connections to Mukilteo and Port Townsend, combined with access to State Route 20, allow residents and visitors to conveniently reach the greater Puget Sound region.

Coupeville's combination of historic character, exceptional quality of life, strong tourism, and limited waterfront development creates an attractive real estate market supported by consistent demand. The area's diverse appeal to retirees, professionals, military personnel, vacation-home buyers, and visitors contributes to a resilient investment environment. With its scenic setting, rich history, and outstanding recreational opportunities, Coupeville and Whidbey Island continue to be among Washington's most sought-after coastal communities.



BROKER CONTACT

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Since 1975, Westlake Associates, Inc. has been the premier provider of commercial real estate brokerage services in the Puget Sound Region.

Our unsurpassed commitment to creating and preserving our clients' real estate investment wealth has resulted in thousands of successful transactions and a long history of repeat business and client referrals. Westlake currently has 25 brokers.

The professionals at Westlake Associates collaboratively work with clients to develop customized, creative solutions designed to maximize investment returns.

We've built a strong foundation of experience in Investment Property Sales, Commercial Leasing, Property Management, and comprehensive real estate services over our 50-year history. We operate as a team and leverage each other's resources and experience to provide the highest level of client services.

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- + **WASHINGTON STATE REALTORS ASSOCIATION (WSMA)**



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