

# THE WILD ROSE BUILDING

125 Van Scoyoc Ave SW, Orting, WA 98360



## SUMMARY INFORMATION

<b>Sale Price:</b>	\$1,200,000
<b>Lot Size:</b>	0.14 Acres
<b>Year Built:</b>	2002
<b>Building Size:</b>	4,428
<b>Zoning:</b>	MUTC - Mixed Use Town Center
<b>Price / SF:</b>	\$271.00

## PROPERTY OVERVIEW

The Wild Rose has been a prominent landmark in downtown Orting since it's construction in the early 2000's. The building, often the "talk of the town", is featured on the Orting website, and even has the coveted corner "HOME" space on the popular Ortingopoly Game board!

The ground level has a large retail sales floor, with abundant natural light from large windows facing the street and clerestory windows on the Train St side. A unisex ADA approved bathroom is off the sales floor and the powered wheelchair lift is located in the entry, off the parking lot. In-floor outlets strategically placed throughout for a sales desk, lighted display, etc. and Cat 5 cable at the ready in multiple locations.

The second level features a large, open space with in-floor outlets, surrounded by 5 bedrooms, one with a private bathroom & the other 4 in pairs with Jack & Jill bathrooms separating them. There is a full kitchen to one corner as well as a utility closet with hook-ups for a full-size washer and dryer. The balcony is accessible through a set of ornate double doors and offers amazing views of the town and Mt Rainier.

The MUTC Zone seeks to provide an attractive mix of commercial retail, office, residential and service development in the downtown area. The Wild Rose was previously used as a Quilt Shop & Retreat as well as a Child Academy. Other plausible options include an AirBnB, Tasting Room, Bicycle Hotel, or Destination Crafting Retreat & Store Front. Buyer to verify uses.

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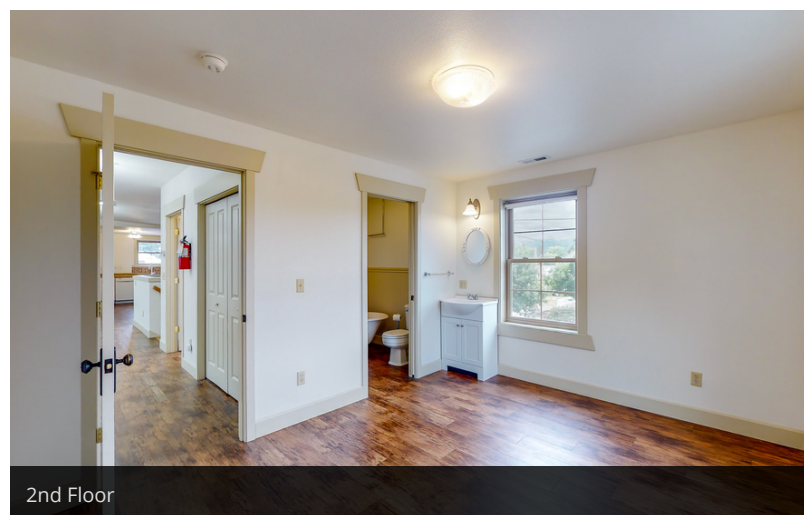
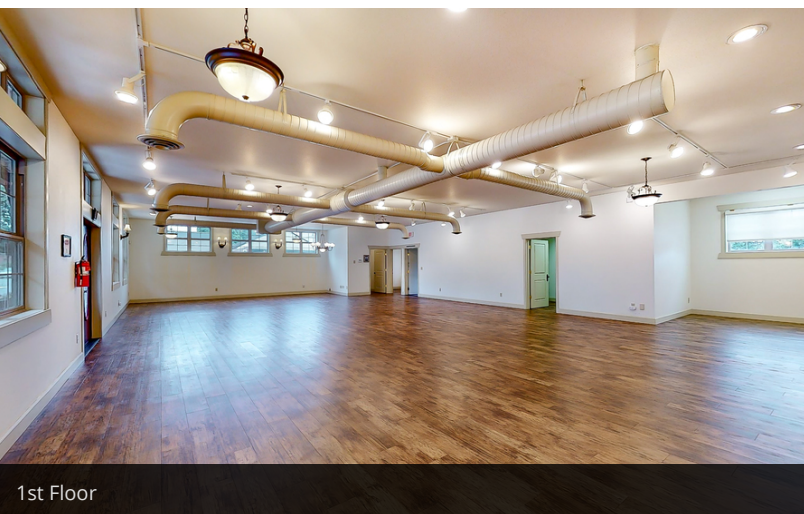
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**RETAIL FOR SALE**



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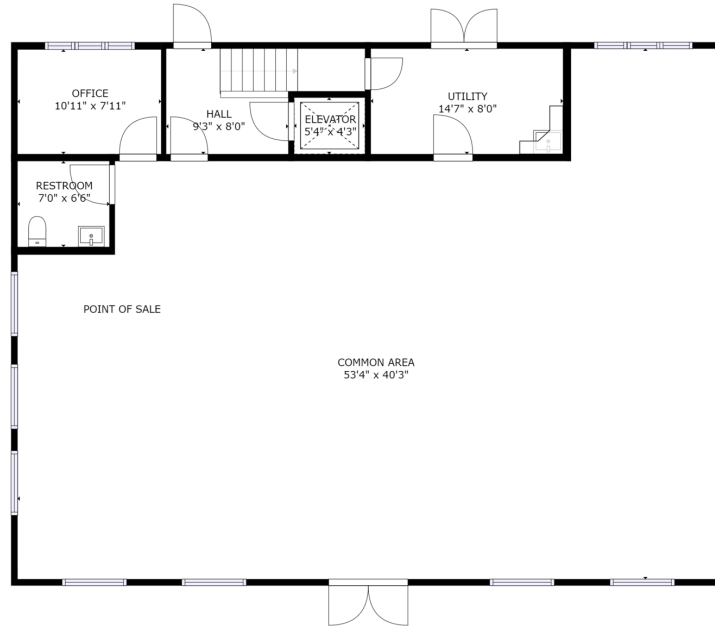
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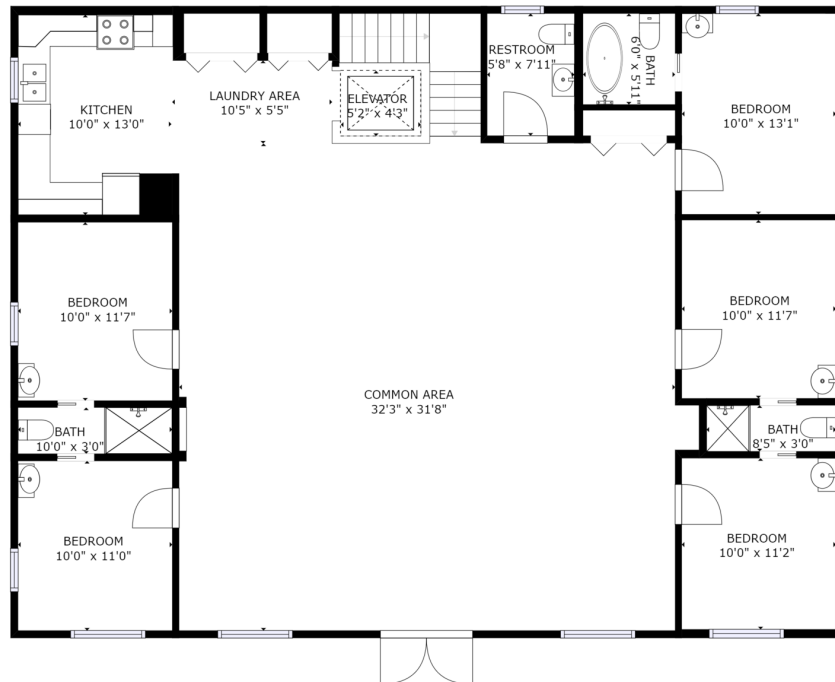
<https://kwcpuyallup.com/>

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**1 1ST FLOOR**  
Approximately 2,214 SF



**2 2ND FLOOR**  
Approximately 2,214 SF

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## LOCATION OVERVIEW

The City of Orting prides itself on its small-town identity, "Small Town - Big View". It has managed to maintain the old-world charm of its city architecture and boasts a spectacular view of Mt Rainier. The combination of picturesque community appeal and plethora of outdoor activities & events, draw consistent visitor traffic to the area.

The Wild Rose, although completed in February of 2002, was constructed in keeping with the town's Turn of the Century aesthetic. It is ideally located in the center of town and faces the Orting Rails to Trails Park, the main gathering location in town, and just one door down from the Post Office. The property consists of two city lots with frontage on three streets, Van Scoyoc Ave, Train St, and Corrin Ave and has its own parking lot to the rear of the building.

The Foothills Trail, a 21-mile-long pedestrian path, starts in Puyallup and ends at the White River in Buckley. It is a widely used, linear park that runs directly in front of the Wild Rose as it passes through downtown Orting.



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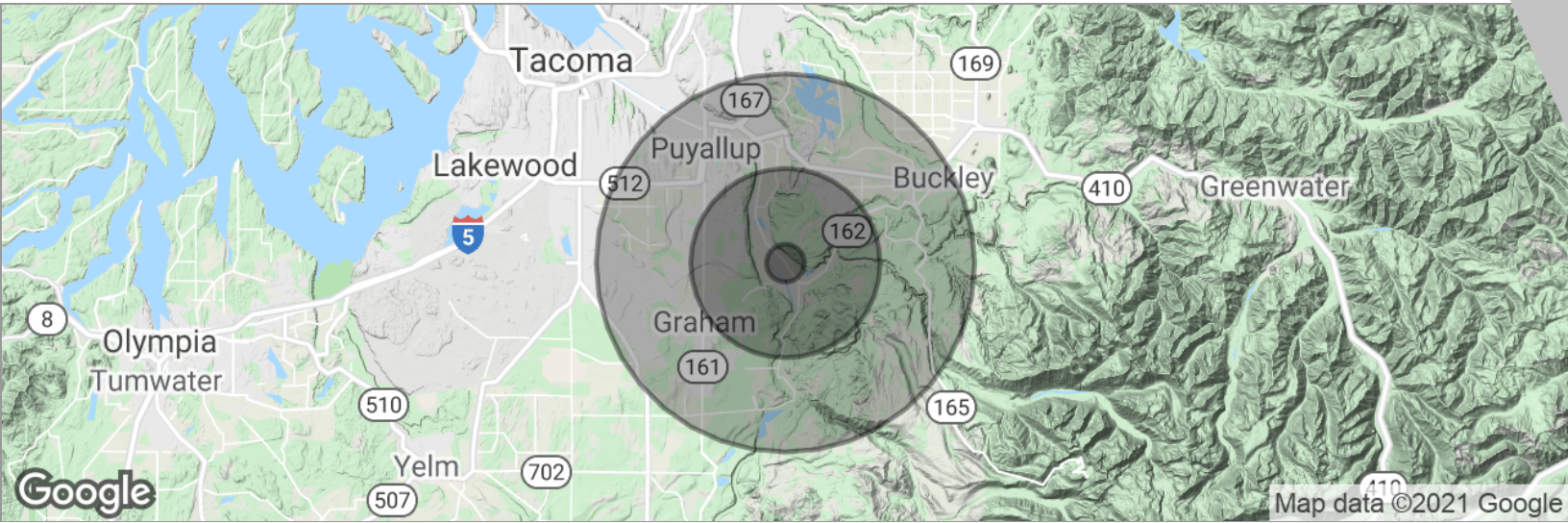
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>Total population</b>	2,880	52,183	280,078
<b>Median age</b>	33.1	35.0	35.0
<b>Median age (male)</b>	32.0	35.5	34.9
<b>Median age (Female)</b>	33.9	34.3	35.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>Total households</b>	964	17,458	100,042
<b># of persons per HH</b>	3.0	3.0	2.8
<b>Average HH income</b>	\$82,372	\$87,415	\$79,381
<b>Average house value</b>	\$309,645	\$328,866	\$326,693

\* Demographic data derived from 2010 US Census

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