

Curley's Resort



**MOORAGE - DIVE SHOP
TACKLE - BOAT RENTALS**



FOR SALE
291 Front St, Sekiu, WA

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N&S

The Offering



Curley's Resort & Dive Center in Sekiu, Washington, is a rare coastal hospitality opportunity located in one of the Pacific Northwest's premier fishing and diving destinations. The property offers sweeping views of the Strait of Juan de Fuca and unmatched access to world-class outdoor recreation. Situated directly across from the waterfront in the fishing village of Sekiu, the property includes a 17-room motel, 3 cabins—many with full kitchens or kitchenettes—and an on-site single-family residence for operators. The guest units are well-appointed with practical amenities such as satellite TV, WiFi, cookware, and appliances, designed to accommodate extended stays for fishermen, divers, surfers, and leisure travelers alike. Curley's is also home to the only full-service dive center for miles, drawing in scuba enthusiasts and researchers. It offers boat rentals, moorage, as well as a charming café and gift shop supplying guests with coffee, ice cream, bait, souvenirs, and local essentials.

Sekiu is celebrated for its salmon and halibut fishing, drawing generations of loyal visitors. The location is also a launch point for exploring Olympic National Park, Cape Flattery, Neah Bay, and other iconic natural sites, attracting visitors from across the country.

PROPERTY OVERVIEW

PRICE	\$1,899,000
ADDRESS	291 FRONT ST, SEKIU, WA
COUNTY	Clallum
LOT SIZE	16,988 SF
YEAR BUILT	1958
ROOMS	17
CABINS	3
ZONING	Urban Center (UC)
TAXES	\$3,343

*The property no longer operates with an RV park element; however, there remains signage that makes reference to an RV park.

OWNER/OPERATOR'S 2025 PROFORMA:

INCOME: \$589,854

EXPENSES: \$375,800

NOI: \$214,054

PROFORMA CAP RATE: 11.27%

KEY FEATURES OF CURLEY'S RESORT & DIVE CENTER:

- **RECENT RENOVATIONS:** Recent capital improvements at 291 Front St include a new hotel roof in 2020, a front deck addition in 2021, and complete replacement of all hotel electrical panels.
- **APPEALS TO OUTDOOR ENTHUSIASTS:** Curley's attracts divers, fishers, surfers, and adventurers from across the region. The resort is known for its friendly atmosphere and tailored amenities that keep guests coming back.
- **STRONG SEASONAL DEMAND:** The property experiences near-full occupancy from mid-April through October, with especially high demand during annual events like Sekiu Fun Days, held the weekend after the Fourth of July. Winter months bring reliable income through long-term housing contracts for staff from the nearby Clallam Bay Corrections Center, helping smooth seasonality.
- **ADDITIONAL INCOME STREAMS:** Ice cream, espresso, and alcohol sales provide valuable supplemental revenue and enhance the guest experience, contributing to the property's strong overall performance.



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Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

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LOCATION HIGHLIGHTS



Dock Ownership & Moorage Income

Sale includes 50% ownership of the private dock. Moorage for up to 15 boats generates consistent seasonal income. High demand during peak fishing and diving months—reservations fill quickly.



Ice Cream & Coffee Income

On-site café and gift shop provides supplemental revenue through espresso, ice cream, bait, and essentials. Strong upsell opportunity for guests and local traffic.



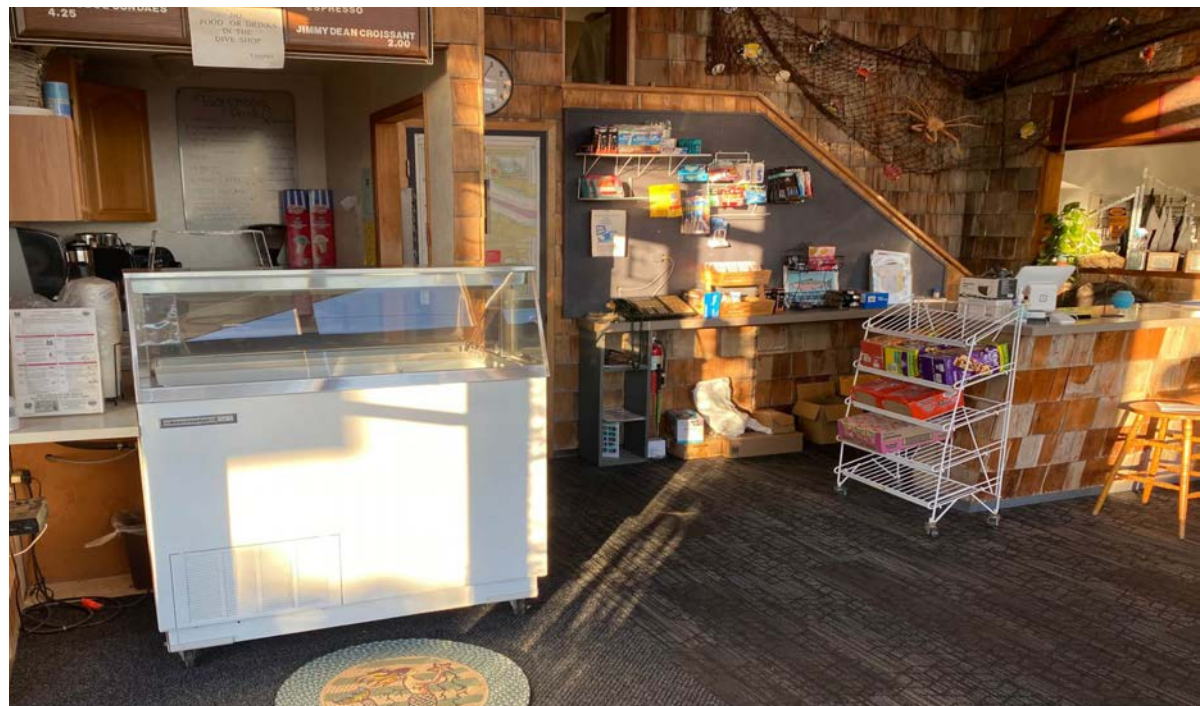
Comfortable Accommodations

17 motel rooms and 3 cabins, many with kitchenettes or full kitchens. Proven hospitality income from repeat anglers, divers, and tourists.



Olympic Peninsula

Strategic coastal location in Sekiu, WA—gateway to Neah Bay, Cape Flattery, and Olympic National Park. High-demand outdoor recreation destination.



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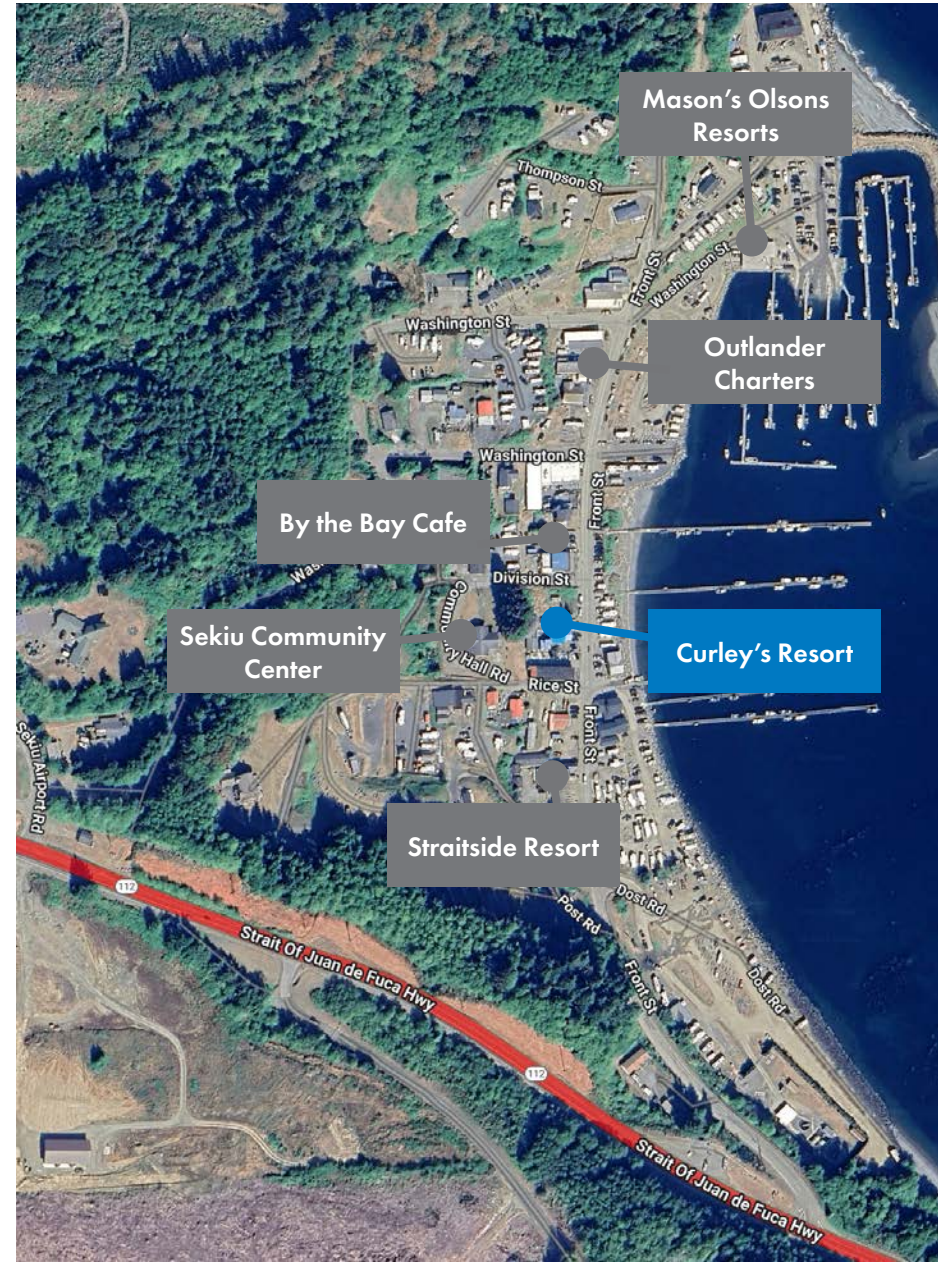


DISCOVER SEKIU

Sekiu (pronounced see-kyu) sits on the northern edge of the Olympic Peninsula, along a rugged coastline once home to the Makah, Ozette, and S'Klallam tribes. Settlers arrived in the late 1800s, drawn by salmon canning, followed by a logging boom in the early 1900s. The village of Sekiu has evolved into a coastal getaway known for its top-tier fishing, scuba diving, and surfing. The winding road into town reveals sweeping views of rocky beaches and the peaks of Vancouver Island. In fall, anglers head to the Sekiu River for cutthroat trout and steelhead, while divers launch from the town jetty. Close to Olympic National Park, Cape Flattery, Neah Bay, and Lake Ozette, Sekiu is an ideal base for exploring the area's most iconic destinations.



LOCATION OVERVIEW



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