

Spectacular Ocean View Development Parcel



Former Tradewinds Resort Property

4797 SR 109 – Moclips, WA 98562



**B&B, Resort, Tiny House
Village, RV Park, Restaurant or**

Windermere
REAL ESTATE



Jim Donahoe

CCIM, Branch Manager

(360) 789-5114

jdonahoe@windermere.com

Information deemed reliable but cannot be guaranteed

Price: \$875,000

Exceptional ocean view, development parcel. Elevated site with direct walking access to beach. Zoned R-3 Resort/Residential allows resort related businesses by conditional use permit.

Water and sewer available. Consider B&B, retail, boutique hotel, restaurant or small lot ocean view subdivision.

Approximately 2.2 acres. Upper parcel was multi-story motel/restaurant in the past (Tradewinds Resort) and is level with a parking area. Beach access via B Street at Northwest edge of property. The views are outstanding. This is a perfect development opportunity for a developer with an imagination. Possible to subdivide into 4 to 8 lots. OR... build your residential estate. This could be a WOW! You must see to appreciate the potential.

Financing. 30% DP, 8% Int., 20 yrs, 5 yr CO

NWMLS: 2198242



There are 2 other separate parcels for sale. See chart above. Each offers its own positive attributes. For a larger scale development one could purchase all 3 and plan for a resort development that could be an expanded version of the former Tradewinds Resort, pictured at the right, that was originally located on Parcel #1. There is direct walking access to the ocean beaches. Sellers are willing to offer seller financing at 30% down payment, 20 yr term, 8% interest, with 5 year cash out

