



755 MARINE DRIVE

POINT ROBERTS, WA 98281

Oceanfront Redevelopment Opportunity

CONTACT

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PROPERTY INFORMATION

755 MARINE DRIVE
POINT ROBERTS, WA

| | |
|-----------------------------|--------------------|
| Address: | 755 MARINE DRIVE |
| Price: | \$3,995,000 |
| Price per SF: | \$21.29 (land) |
| Building Size (sqft): | 20,216 |
| Stories: | 2 |
| Waterfront Lineal Feet: | 362 Feet |
| Land Size: | 4.32 Acres |
| Parcel Number: | 405309-497335-0000 |
| SOC: | 2.5% |
| Current Waterfront Setback: | 32 Feet |



About Point Roberts

Point Roberts is located south of Vancouver, BC along the border of the United States of America and Canada. Point Roberts includes a total of 4.884 Square Miles, which while geographically small, caters to a close knit, island-like community.

Point Roberts is less than an hour away from Vancouver, BC, giving tourists and locals alike easy access to various day trips, where they can enjoy the city or venture out into the world-renowned Pacific Northwest landscape.

Point Roberts is home to the Bald Eagle Golf Club, an award winning course, and the Point Roberts Marina with over 900 boat slips. There is also a 2,265 foot / 690 meter airstrip for small crafts. Across the border, both Boundary Bay airport and Vancouver International airport (YVR) are less than 30 Minutes away. Point Roberts is less than 10 minutes away from BC’S busiest ferry terminal, located right across the border in Tsawwassen BC.

Resort Commercial (RC)

Permitted Uses:

(WCC Chapter 20.64)

- Retail
- Office
- Restaurants
- Lodging
- Residential
- Public Uses
- Community Uses

Maximum Building Size Per Code: (Retail, office, restaurant, lodging)

- 34,704 Sqft (WCC 20.80.100)

Building Height Limitation:

- 35 Feet

Setbacks:

- Maximum lot coverage for Residential Use: 35% of parcel
- Open Space Requirements: Minimum of 40% of the site must be reserved as open space unless it is used for Single Family or Duplexes
- 150 feet from shoreline plus an additional 50 foot buffer
- **Current permits allow for redevelopment of existing structure regardless of current zoning limitations***



PROPERTY HIGHLIGHTS

755 MARINE DRIVE
POINT ROBERTS, WA

- 755 Marine Dr. is located on the southern end of the west coast of Point Roberts, Washington
- Rare opportunity to build and expand a waterfront property on the west coast.
- The existing building is a historically significant cannery originally constructed in 1929 and is incorporated into the new development plans.
- The Property is located approximately ½ hour from Vancouver BC and three hours from Seattle WA
- Unique property with opportunities to view abundant wildlife in an unspoiled setting. Eagles, herons, seals, sea lions, orcas, gray whales and humpback whales are seen frequently.
- **The permits currently in hand allow for various changes to the property including adding additional second story square footage and increased building footprint. Once permits lapse, these options will no longer be available.**





POTENTIAL RESORT PLAN

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The previous plan for this property was to develop a world class luxury destination resort. This completed development plan would cost an estimated 20M upon completion. Further, work has already commenced in order to maintain the permits currently in hand.

The Resort Plan features 26+ luxury suites with views of the ocean and Mt. Baker, a full service spa, an upscale restaurant and waterfront lounge, a gift shop, a beachfront catering facility, a dedicated conference center, and two ballrooms for use as a wedding venue and other upscale events. There is also a casual restaurant / brewpub with indoor-outdoor seating situated on the main road in order to cater to hotel guests and the general public.

Plans are completed and finalized, therefore, construction could commence upon sale. All teams are in place and ready to begin work as soon as possible.

These permits are highly coveted and have a 0% chance of being issued again given the proximity to the Ordinary High Water Mark (OWHM), which no longer conforms with current practices. **Building expansion is currently permitted within the permit set and can be adjusted for various uses.** Additionally, footings have been installed and stem wall inspections have been approved.

These permits are a once in a lifetime possibility and have taken 20+ years to acquire.



Resort OM and HVS Financial Understudy available upon request

RESORT RENDERINGS



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