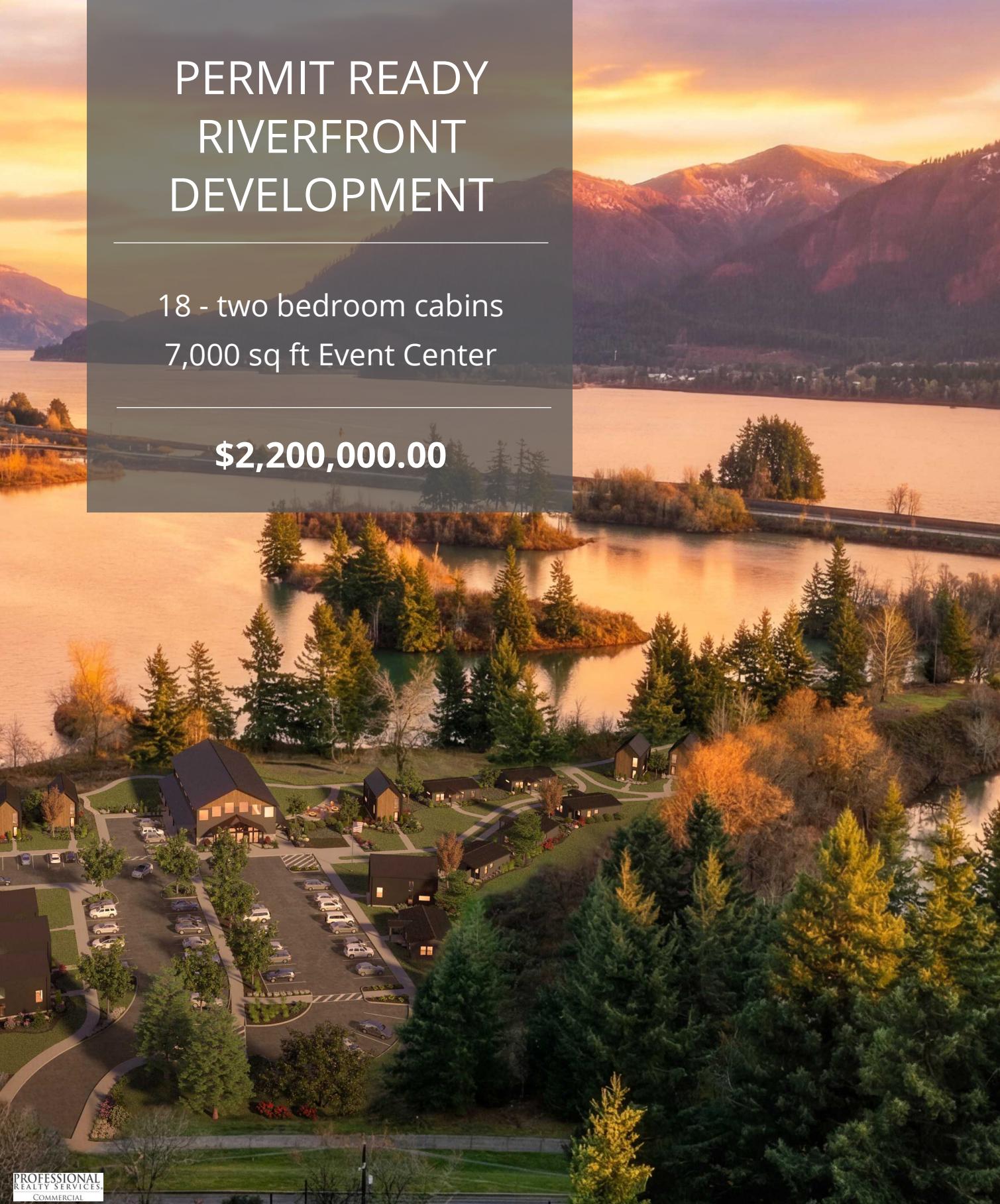


# PERMIT READY RIVERFRONT DEVELOPMENT

18 - two bedroom cabins  
7,000 sq ft Event Center

**\$2,200,000.00**

FOR  
SALE



PROFESSIONAL  
REALTY SERVICES,  
COMMERCIAL



**FRANKLIN-DEAN REALTY INC**  
COMMERCIAL REAL ESTATE

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# Permit Ready Riverfront Development for Sale



## INVESTMENT SUMMARY:

Permit-ready waterfront development opportunity consisting of 18 two-bedroom cabins and a 7,000 SF centralized event center. Located on the water in Rock Creek Cove in Stevenson, Washington in the Columbia River Gorge, the project is fully entitled with all plans and permits in place, allowing a buyer to proceed immediately with development. Offered at \$2,200,000.



Cabin style A rear

## INVESTMENT HIGHLIGHTS :

- Fully approved for 18 cabins plus an event center
- Designed for phased construction, which can reduce upfront capital requirements
- Based on conservative estimated income, the project supports a 8-10% return on investment
- The area has a strong demand from the Portland and Vancouver area as well as overflow demand from neighboring hotels and lodges
- Significant predevelopment work completed, shortening time to construction



Cabin style B rear



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# Permit Ready Riverfront Development for Sale



Event Center rear



Event Center Front

## INVESTMENT HIGHLIGHTS continued :

- Seller/developer open to staying on to deliver and complete the project
- Financials, approvals, and phasing strategy available for qualified parties

## PROJECT HIGHLIGHTS :

Permit ready proposed development

7000 sq ft Centralized Event Center

18 Surrounding two bedroom cabin accommodations

Riverfront location

Adjacent to Skamania Lodge

Ideal for Weddings, Retreats and destination events

*Seller is a licensed real estate broker*

*All projections are preliminary, based on current assumptions, and subject to change. No guarantee of performance is implied.*



Cabin style A front



Cabin style B front



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# Permit Ready Riverfront Development for Sale

## AERIAL MAP



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