

FOR SALE

635 Manzanita Ave
Manzanita, OR

*Development
Opportunity*
\$2,250,000



PRIME MANZANITA COMMERCIAL PROPERTY! Rare opportunity for commercial development in the popular Manzanita beach community

Exiting development possibilities for this rare land offering purchase within the limited commercial zone. Imagine destination coastal resort or boutique motel, restaurant, retail shops, office or mixed use. Current structures on south portion and undeveloped land zoned commercial, contiguous lot also for sale under a separate listing. Just 1/4 block off Hwy 101, mile from the beach & adjacent to popular IGA market.

- Total building size: 9,638 SF
- Lot size: 2.67 Acres
- Currently has 7 tenants
- Taxes: \$5,314.35
- Prominent business corridor
- Utilize cash flow during development process



**BERKSHIRE
HATHAWAY**
HomeServices

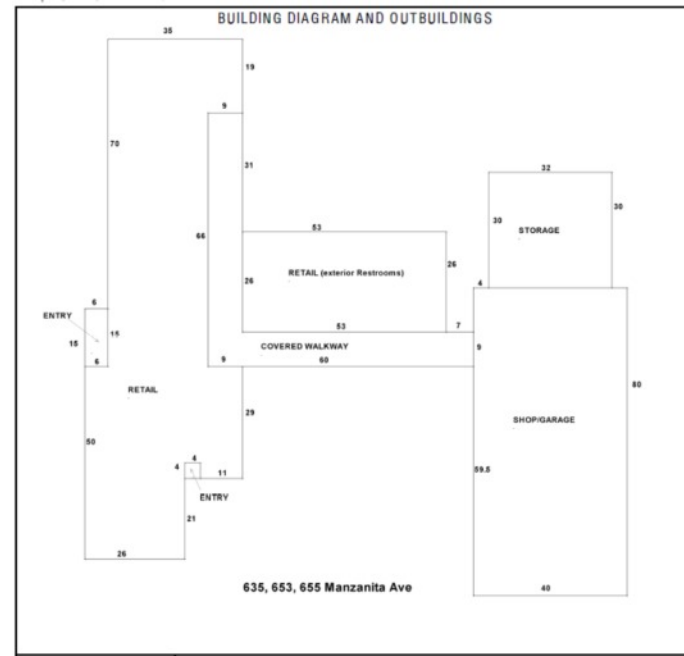
Northwest Real Estate

COMMERCIAL DIVISION

FOR SALE

635 Manzanita Ave
Manzanita, OR

2.76 Acres
Commercial Land
\$2,250,000



Presented by Valerie Schumann, Principal Broker
Office: 971-265-1070
Mobile: 503-812-8423
Email: vschumann@bhhsnw.com

Manzanita is a quiet, peaceful village surrounded by the natural beauty of the Pacific Ocean, Neah-Kah-Nie Mountain, and State and private forests. Not quite two hours west of Portland via Highway 6 or Highway 26, 14 miles south of Cannon Beach and 25 miles north of Tillamook on Highway 101 (Pacific Byway Scenic Highway).

Visitors to Manzanita enjoy its seven miles of quiet ocean beach, horseback riding, a nine-hole golf course, two state parks for camping and beachcombing, and quality dining, lodging and retail.

Neah-Kah-Nie Mountain extends dramatically down into the sea on the north end of Manzanita. A trail up the mountain leads to a breathtaking panoramic view of the northern Oregon coast and the Pacific Ocean. Manzanita is sandwiched between two beautiful state parks - Oswald West State Park to the north and Nehalem Bay State Park on the south.

**While you're in the area, come and visit our office located at:
406 Garibaldi Ave (Hwy 101), Garibaldi, Oregon.**



Manzanita Visitor Center



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