

# FOR SALE - INVESTMENT OPPORTUNITY



## KERRY WEST MARINA—CLATSKANIE

Heather Miller  
(503) 444-5819  
heather\_miller@kw.com





# PROPERTY OVERVIEW

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## **FEATURES**

- 4 tax lots totaling 18.88 acres  
Tax lots, 400, 500 ,601 and 1600
- 79 boat slips along the entire dock
- Approximately 1/2 acre of tax lot 500 is improved with a graveled parking area which provides parking and access to the ramp leading to the dock area
- Tax lot 500 is served with power for RV/management office and slips on the marina
- The dock is served by electricity and water
- 61 electric meters and numerous water spigots along the dock
- Dock length 1,765 feet
- Tax lot 500 has no on-site sewer or water - the site is served by spring water that originates from across Highway 30
- Directly located along Highway 30
- Zoned PA-80 - EFU

**SALE PRICE- \$1,000,000.00**

Financials provide upon request





# PHOTOS

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# PHOTOS

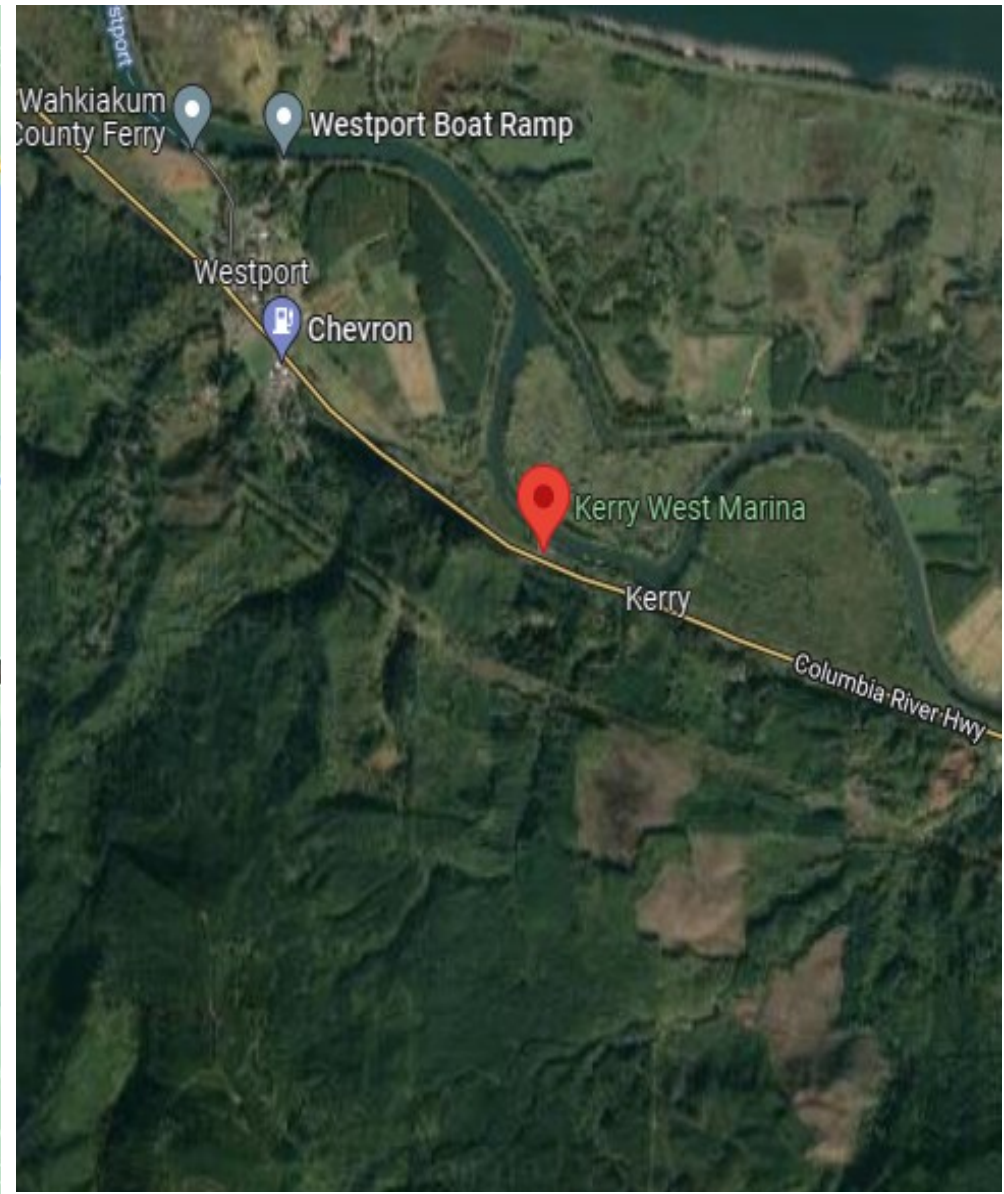
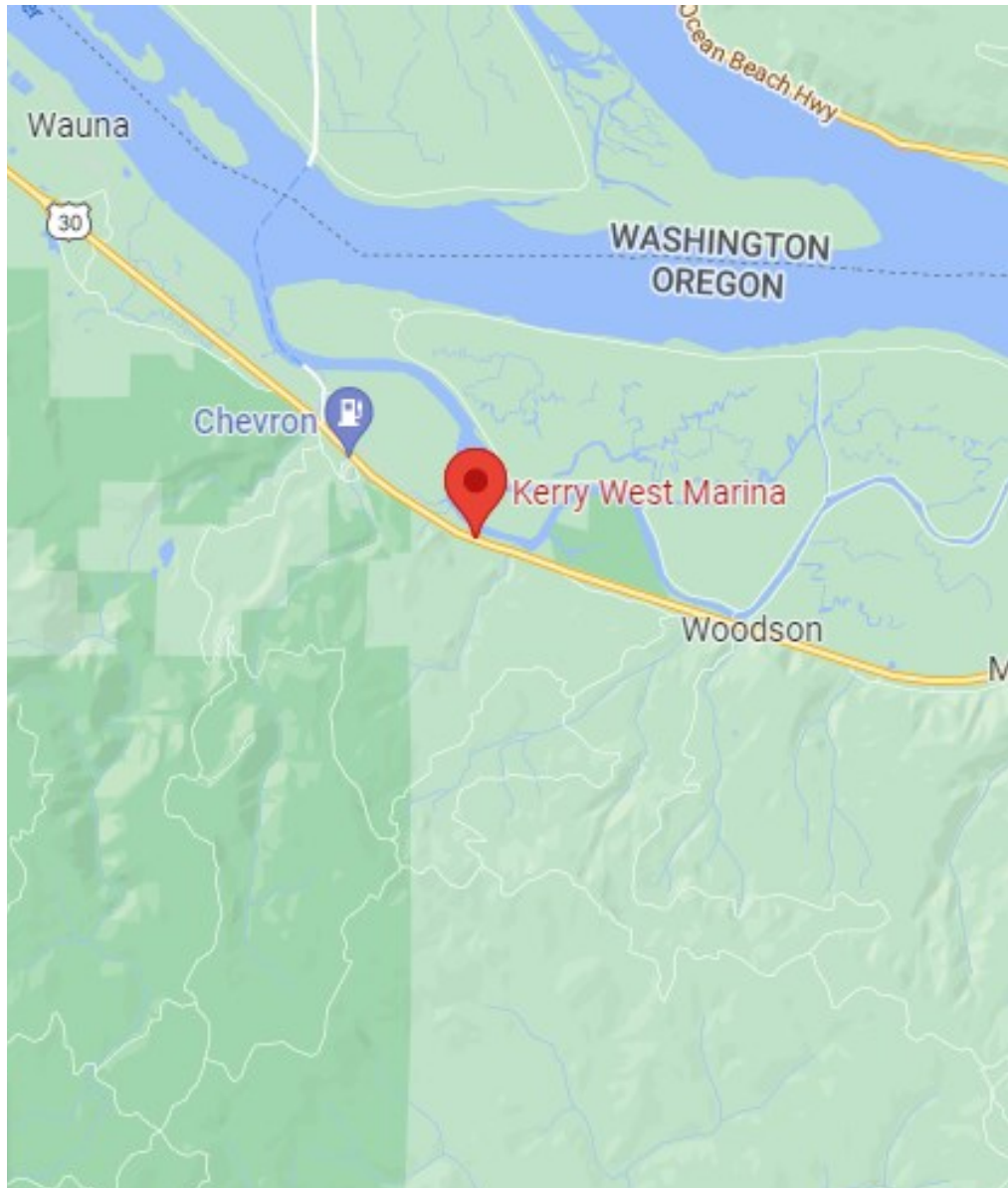
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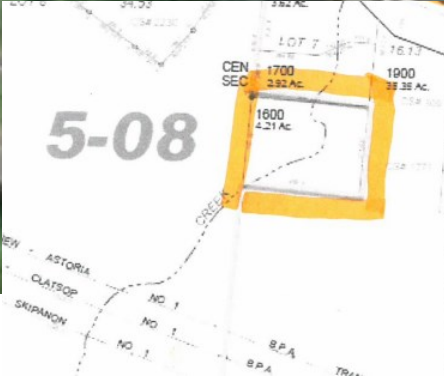


# LOCATION MAPS

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# PROPERTY/LOTS OVERVIEW





# CITY OF CLATSKANIE, OREGON

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Clatskanie has been described as a “Norman Rockwell” picturesque small city nestled in green hills and valleys on the coastal range in northwest Oregon. The population within the city limits is approximately 1,800, but consider the community outside those limits to be a valuable asset as well.

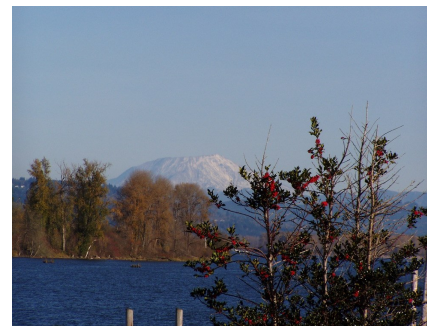
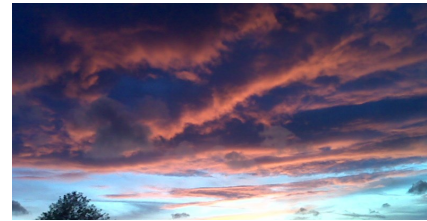
Clatskanie is a strong, independent community with small town values and support.

Some good examples of this strength are:

- In the early 1960's, the community recognized a need for a swimming pool. This community pulled together, raised funds, and through volunteer efforts built a safe and well maintained community pool.
- Several years ago, the community decided it needed a new library. Again, with local donations and volunteer labor, a wonderful library is available.

Clatskanie sponsors a wonderful 4<sup>th</sup> of July Heritages Days celebration that dates back over 100 years.

Clatskanie also has over 70 miles of wonderful calm water in the Clatskanie River and adjacent sloughs for kayaking. The city park has a walking trail and is a jewel in the center of the city.



# 10474 HIGHWAY 30 - CLATSKANIE, OR 97016

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**Heather Miller**

KW Commercial - Portland Central

Oregon Licensed Broker

(503) 444-5819

heather\_miller@kw.com

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