

OCEAN CREST RESORT

4651 HWY 109 | MOCLIPS, WA 98562

FOR SALE



Norris & Stevens



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Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

EXECUTIVE SUMMARY



INVESTMENT HIGHLIGHTS

- **Location** - On a bluff overlooking the Pacific Ocean with trails to the beach.
- **Guest Rooms** - Standard hotel accommodations to large family rooms with kitchenettes, many rooms with balconies and ocean views. \$2.3 million in renovations were completed since 2021.
- **Beach Access** - Private access to approximately ¼ mile of beach through walkway and stairs through a wooded ravine.
- **Additional Land** - Multiple parcels can be developed into glamping sites, cabins, campgrounds or sold off individually. See cabin redevelopment plan.
- **Restaurant** - Offers regional cuisine, outdoor dining and a cocktail lounge.
- **Amenities** - Indoor pool, hot tub, fitness room, commercial showers, rest rooms and a spa with massage services. Recreation center renovation in progress – scheduled completion April 2025.
- **Activities** - Less than a mile from friendly town of Moclips, 1.2 miles to Pacific Beach State Park and 45-minute drive to Olympia National Park.
- **Financial Information** – Sign and return the Confidentiality Agreement to Raymond Duchek at raymondd@norris-stevens.com

PROPERTY SUMMARY

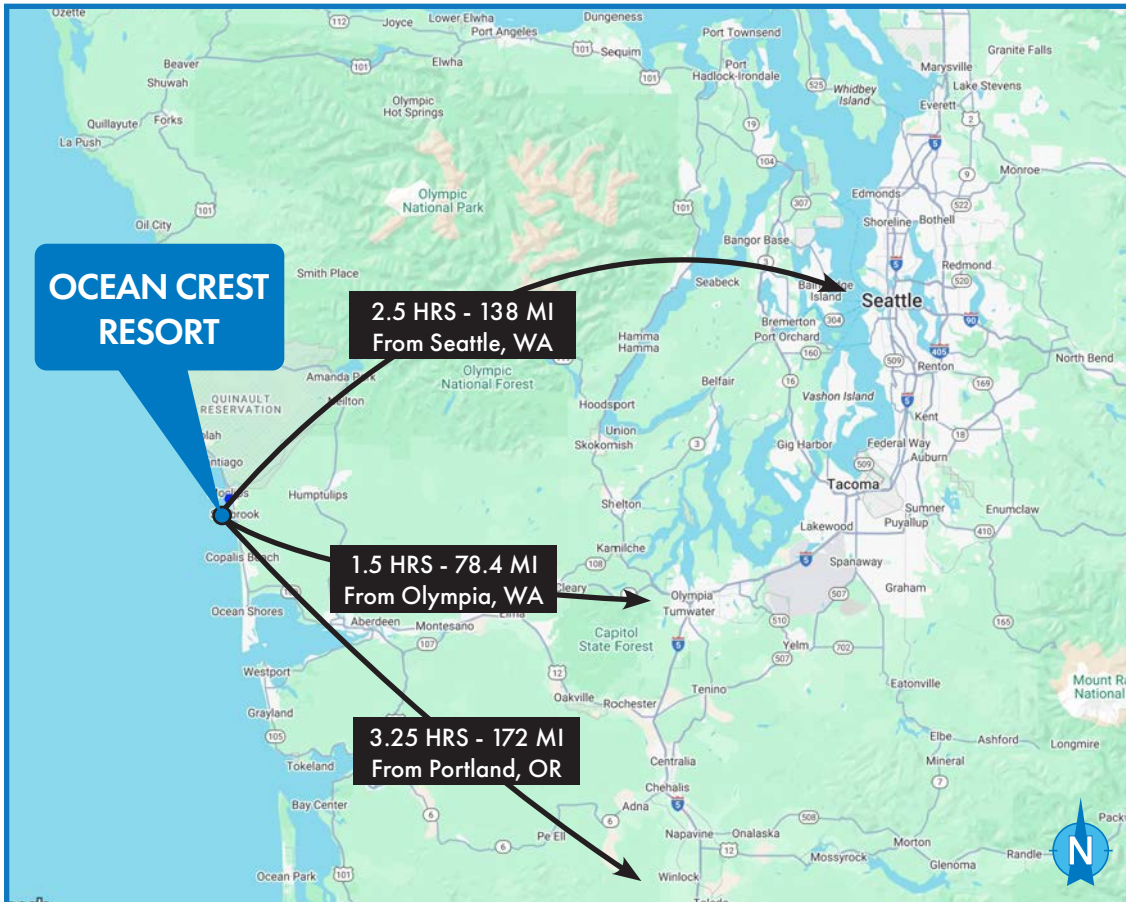
	Ocean Crest Resort	Cabin Land	Dev. Land
Sale Price:	\$7,750,000	\$250,000	\$500,000
Guest Rooms:	43		
# of Bldgs:	12		
Recreation Bldgs:	Large indoor pool Hot tub, commercial showers Fully equipped fitness center		
Restaurant:	Gourmet dining, lounge		
Land Size:	± 5.45 AC	± 1.55 AC	± 5.85 AC
Year Built:	1953; Renovated in 1972, 2013, & 2022		

Visit website: www.oceancrestresort.com



PROPERTY OVERVIEW

Main Resort	Number of Parcels	Size	Sale Price
Ocean Crest Resort	15 tax parcels	± 5.45 AC	\$7,750,000
Cabin Land	10 tax parcels	± 1.55 AC	\$250,000
Development Land	2 tax parcels	± 5.85 AC	\$500,000
Totals:	45 tax parcels	± 12.85 AC	

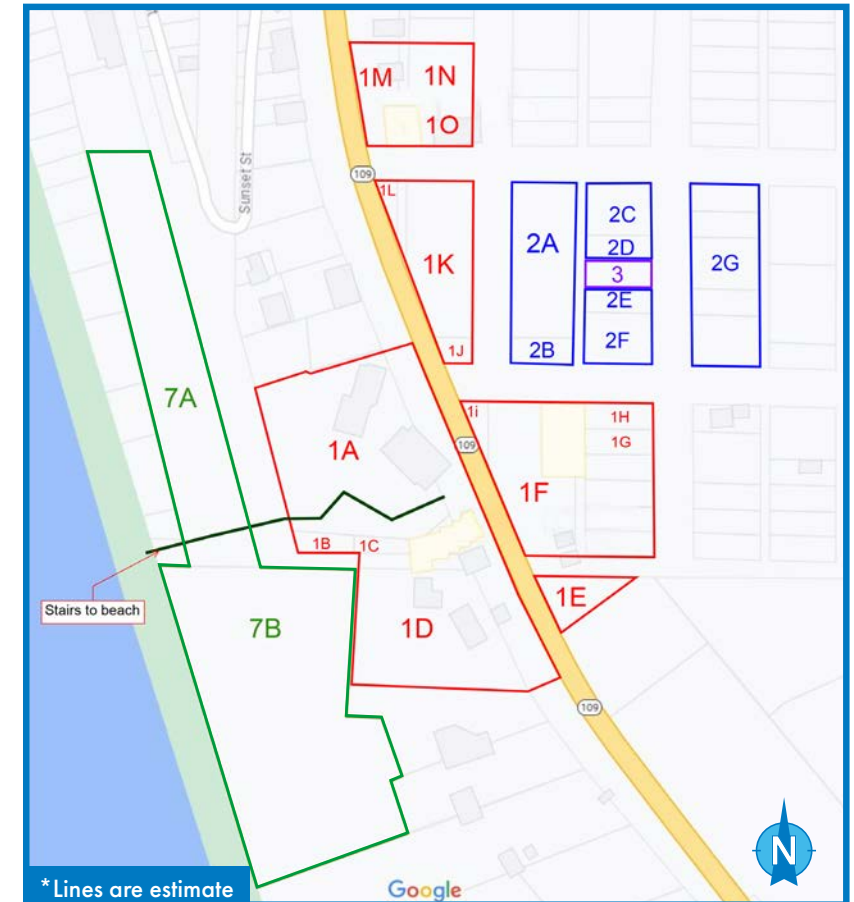


DEMOGRAPHICS

175 MILE RADIUS FROM MOCLIPS, WA

COUNTY/CITY	SIZE
Seattle, WA Metro Area	4,044,837
Portland, OR Metro Area	1,543,188
Marion, OR (Salem)	346,741
Thurston, WA (Olympia-Turnwater)	299,003
Kitsap, WA (Bremerton-Silverdale)	277,658

Source: STATS America (2025)



PROPERTY PHOTOS

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AREA MAP

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MOCROCKS
BEACH

MOCLIPS COUNTRY
STORE

MUSEUM OF THE
NORTH BEACH

CHAPEL BY
THE SEA

SUBJECT
PROPERTY

THE RAZOR
CLAM

PACIFIC BEACH RESORT &
CONFERENCE CENTER

SEABROOK
BEACH

PACIFIC BEACH
STATE PARK

ALOHA SELF
STORAGE

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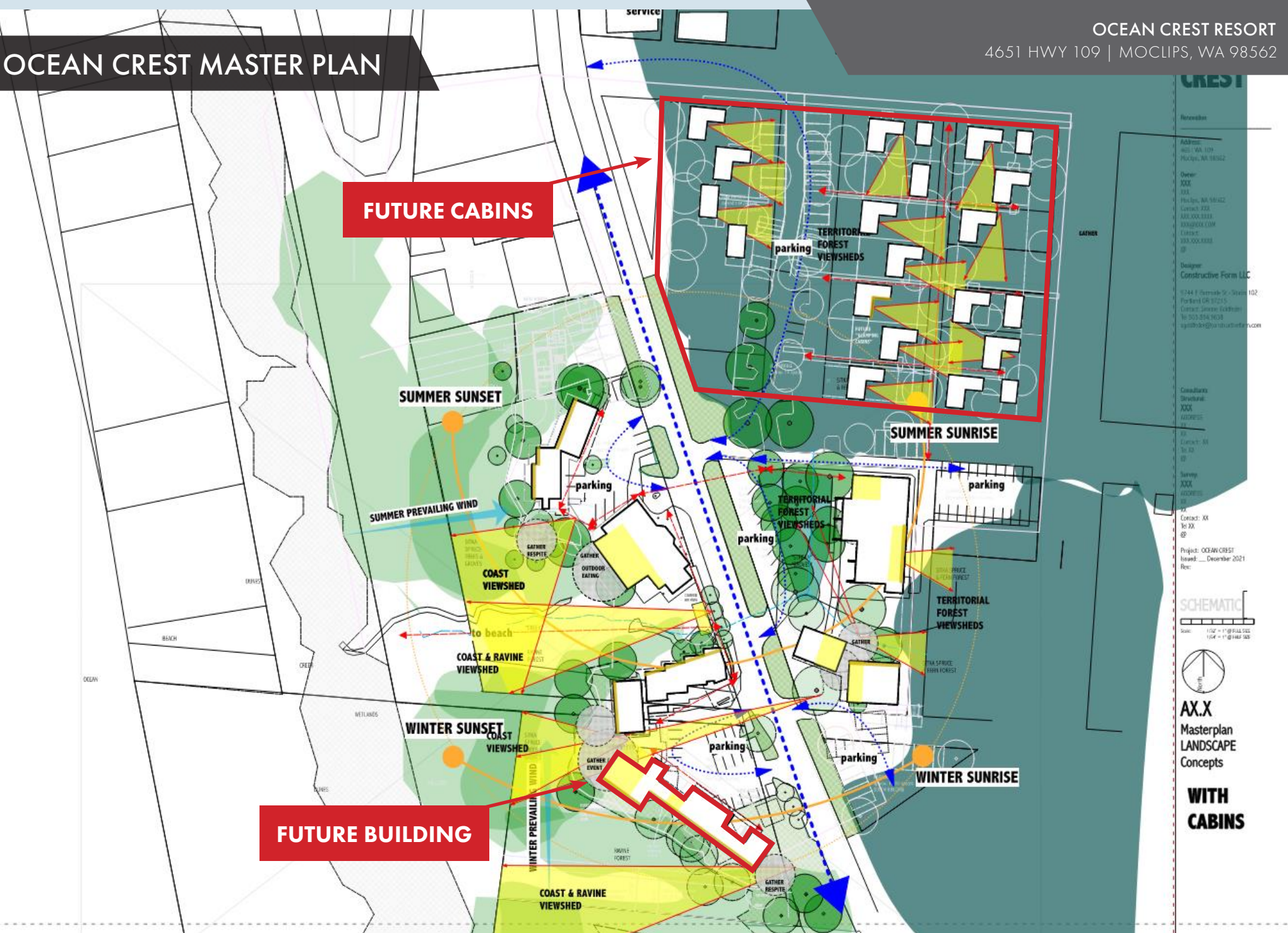


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OCEAN CREST MASTER PLAN

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OCEAN CREST'S CABINS GUEST ROOM RENOVATION

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BEFORE



AFTER



BEFORE



AFTER



AFTER

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AMO

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PROJECT UPDATE:

1) Design

- Geotechnical report completed
- Civil engineer contracted

2) Permitting

- Pre-approval – Completed
- Site/Civil plan – in progress
- Utility plan – in progress

Plans available to buyer

3) County Requirements in Progress

- Environmental requirements
- Zoning changes
- Land use permits – in progress

2) Building Permit

- Finalize architectural and structural design once final civil design is approved by County



OCEAN CREST'S CABINS PRELIMINARY DESIGN PLAN

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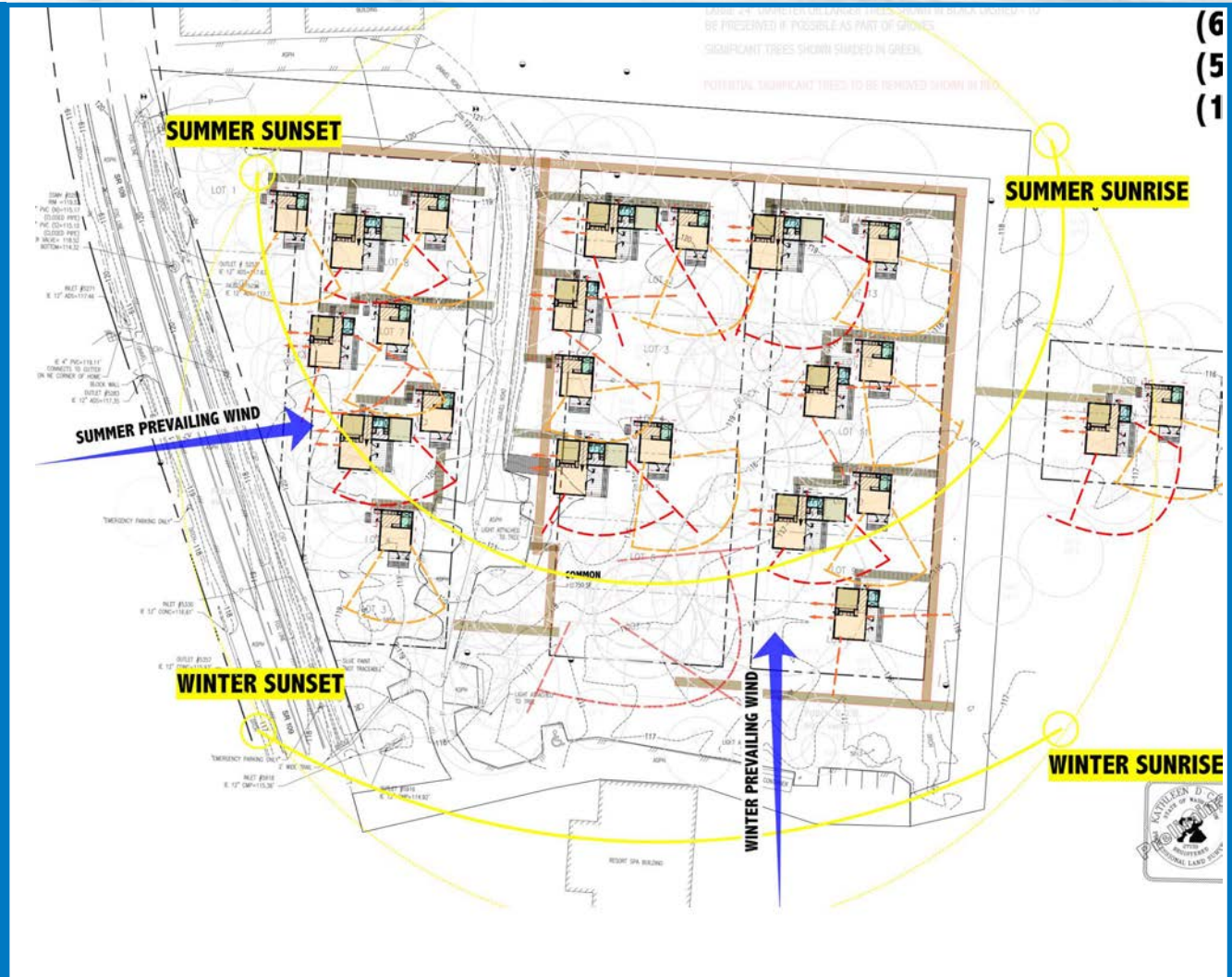
PLAN NOTES:

1) Cabins will be grouped into pods:

- This reduces impact to forest and trees in the development
- Allows for groups to rent cabins near each other
- Each cabin is laid out for no windows to face into another cabins window

2) Walking path around the development

3) Added community building open space for amenities





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