

**Home Port Restaurant**  
**857 Pt. Brown Ave NW**  
**Ocean Shores, WA.**



**Improved pricing.** The Home Port Restaurant is the most established and recognized restaurant in Ocean Shores. Due to health reasons the original owner has decided to sell. Income has dipped in the last couple of years. The price reflects the value of the real estate and the ultra potential for next owner to increase sales and consider alternative income streams. Property includes 10,526 SF restaurant, lounge, small gift shop, banquet room, office and large 2,568 SF upstairs apartment with chef's kitchen. Excellent location with great exposure on Pt Brown Ave. with delivery service in back off of Minard Ave.

**NWMLS #: 2326507**

**Price Reduced to: \$995,000**



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Co-List Managing Broker  
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Information deemed reliable but cannot be guaranteed



The area...

2.5 hours from Seattle

3 hours from Portland.

1 hour to Olympic National Park

In Grays Harbor County, growing economy with port expansion

30 minutes to Aberdeen

Ocean Shores hosts nearly 4 million annual visitors and features many events, shops, restaurants and services

A huge driver in the area is the Town of Seabrook, 1 mile South of PB. 600 existing homes with 1,600 recently additionally approved permits.

Web sites...

[homeportrestaurant.shop](http://homeportrestaurant.shop)

[oceanshores.org](http://oceanshores.org)

[graysharbor.us](http://graysharbor.us)

[seabrookwa.com](http://seabrookwa.com)

Check out Opportunity Zones at [IRS.gov](http://IRS.gov)

By the numbers...

16,117 SF Lot

13,334 SF Total Building Area

2,568 SF Upstairs apartment

10,526 SF Restaurant

299 In restaurant seating

Including all areas

48 Seating in lounge

21 dedicated parking spots  
plus shared parking

Gift shop

Lounge

Banquet Room with outside  
entrance and two restrooms

Large kitchen

New \$100,000+ roof in 2022

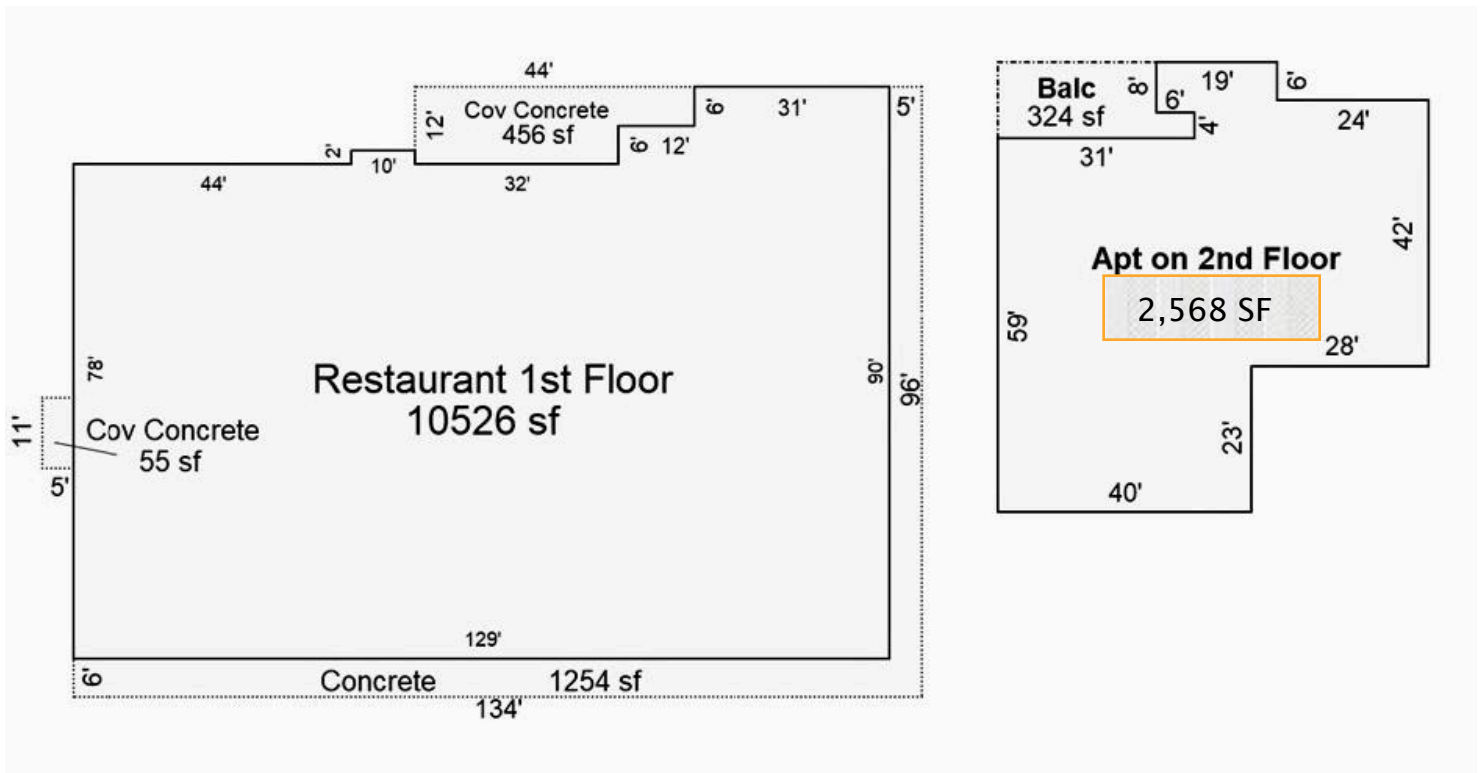
All LID's have been paid

Property not in OS Comm Club

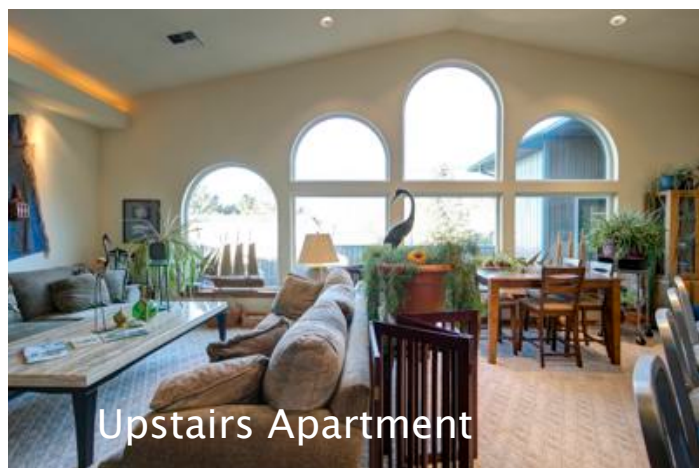
Price inc. app. \$61,822 Per Prop

With 40% DP, may consider terms

**In Opportunity Zone!**







Upstairs Apartment









