

Cross Property 360 Property View

2515 Bay Ave, Ocean Park, WA 98640

Listing

MLS#: **2159002**

Status: **Active (09/12/2023)** CDOM: **234**

Listing Price: **\$1,452,960**

Community: **Ocean Park**

Area: **930 - South Pacific County** Lot Size: **3.890 ac/169,448 sf**

Original LP: **\$1,750,000**

Potential Terms: **Cash Out, Conventional, See Remarks**

Marketing Remarks

Ocean Bay Mobile Home & RV Park is on the Beach to Bay Trail. This well maintained property includes nearly 4 acres of level land developed into a thriving business that includes 36 spaces w/full hook-ups (including 5 mobile home spaces and 13 monthly RV rentals). All water lines have been replaced with PVC. Septic system includes 9 newer tanks w/5 drain fields, all certified every 3 years. The private water system includes 2 wells & is a Certified Class A TNC system. Detached garage/shop w/heated floor system for storing a classic car. Included: owner's comfortable residence, a gazebo with full kitchen, restrooms, showers, fish cleaning station, a large tenting area and an acre for expansion. Coastal living at its best with a livelihood!

Broker Remarks

Please use showing time for appointment with reasonable notice. See MLS Supplements for 7F Seller Requested Showing Restrictions and variable SOC. Non-NWMLS Brokers: Also in MLS Supplements find 1P Property Access Agreement required by "non-NWMLS Brokers" to be completed and submitted to Listing Broker prior to showing. SBA and USDA federal loan programs may be available. 6 Parcels (Tax ID#s) including 12112843035, 12112843078, 12112843246, 12112843298, 76008053001 & 76008054001.

Showing Information: **Appointment, See Remarks, ShowingTime**

Offers: **Seller intends to review offers upon receipt**

Directions: **From the only signal light in Ocean Park, drive east to 2515 Bay Ave.**

Broker/Brokerage Information

Broker: **Gary R. McGrew (41530)**
Office: **Realty One Group Pacifica**
Firm Document Email: **firm.rogpacifica@gmail.com**
Compensation: **2%**
Tail Provision (Days): **90**

Broker Phone: **(360) 783-2831**
Office Phone: **(360) 777-1001**
Office Fax: **(360) 368-6111**
Compensation Comments: **50/50**

Owner Information

Owner Name: **Elmer L "Larry" Hendrickson**
Owner Name 2: **Jean E Hendrickson**
Owner City: **Ocean Park, WA**

Owner Phone:
Phone to Show: **(360) 783-2831**

General Information

Property Type: **Commercial**
County: **Pacific**
Year Built: **2004**
Lot Size: **3.890 ac/169,448 sf**
Approx Building SqFt: **1,620**
TaxID: **12112843035**

Approx Office SqFt:
List Date: **09/12/2023**

Sub Property Type: **Commercial Industrial**
State: **Washington**
Effective Year Built/Source:
Lot Size Source: **PCo tax records**
Approx. Warehouse/Manufacturing SqFt:
Expir Date: **08/31/2024**

Listing Information

Possession: **Negotiable**
Potential Terms: **Cash Out, Conventional, See Remarks**
Short Term Rental: **Yes**

Financial Information

Total Asd Value: **\$991,300**
Insurance Expenses:

Land Asd Value:
Water/Sew/Garbage:

Improve Asd Value:
Electric Expenses:

Year Value Asd: **2023**
Heat Expenses: **\$0.00**

Additional Property Information

Annual Taxes:
Preliminary Title Ordered: **Yes**
Prohibit Blogging: **Yes**
Right of First Refusal: **No**
3rd Party App Required: **None**

Tax Year:
Bank/RE Owned: **No**
FIRPTA: **No**

Form 17: **Provided**
Title Company: **Emerald Coast Title**
Auction: **No**
Equitable Interest:

Common Interest Cmty: **No**

Site Information

General Zoning Class: **Multi-Family, Residential**
Site Frontage:
Environmental Survey:
Pad Ready: **Yes**

Depth of Lot:
Boundary Survey:

Zoning Jurisdiction: **County**
Topography: **Level**
Expansion Area: **Yes**
Number of Available Pads: **36**

Building Information

Building Condition:
Association Dues: **\$0**
Style Code: **76 - RV Park**

Association: **No**
Association Dues Freq:
Sewer: **Septic**

Utility Information

Cable/TV Provider: **SPECTRUM**
Water Source: **Private, See Remarks**

Internet Provider: **SPECTRUM**
Water Company: **N/A**



Sewer Company: **NA**
Energy Source: **Electric**

Power Company: **PUD NO 2 OF PACIFIC COUNTY**

Tenant Information

Total SqFt Rent:
Total Monthly Rent:
Total Monthly NNN:

Selling Information

Recent: **05/03/2024 : \$ Reduced : \$1,750K->\$1,453K**

Information Deemed Reliable But Cannot Be Guaranteed. Lot Size and Square Footage Are Estimates. 5/3/2024 2:21:35 PM.