

# SALT HOTEL & PUB - EXECUTIVE SUMMARY & CA



## VIDEO

### OFFERING SUMMARY

SALE PRICE:	\$1,950,000
NUMBER OF ROOMS:	21
PRICE PER ROOM:	\$92,857
BUILDING SIZE:	11,400 SF
YEAR BUILT:	1972 / Recently Renovated
INTEREST:	Leasehold
MEETING SPACE:	Yes
RESTAURANT:	Yes

### PROPERTY DESCRIPTION

**Salt Hotel & Pub** is a unique 21 unit hotel & restaurant located right on the Port of Ilwaco. This leasehold interest was originally built in 1972 and recently renovated, creating a modern and inviting getaway for guests. All of the guestrooms are well-appointed with comfortable beds and dockside decor. The onsite restaurant is family friendly and includes a full bar with indoor and outdoor seating and panoramic views of the marina. The property also includes an upstairs harbor view event space that can accommodate up to 60 people as well as an onsite Norwegian style sauna.

### LOCATION DESCRIPTION

Nestled in the charming coastal town of Ilwaco, WA, this property offers an attractive investment opportunity in a tourism-driven community. Situated near the breathtaking Cape Disappointment State Park and the historic Cape Disappointment Lighthouse, the area provides a picturesque backdrop for a hospitality & restaurant establishment. Visitors can explore the nearby Long Beach Peninsula, famed for its pristine beaches and welcoming atmosphere, while also enjoying local attractions such as the Columbia Pacific Heritage Museum and the Ilwaco Marina. **Ilwaco, WA is less than 30 minutes from Astoria, OR and the area is a common destination for residents of both the Portland, OR and Seattle, WA metro areas.**

**BRIAN RESENDEZ, CCIM**

O: 503.577.7710

brian.resendez@svn.com

WA #24481

**JOSEPH AISTON**

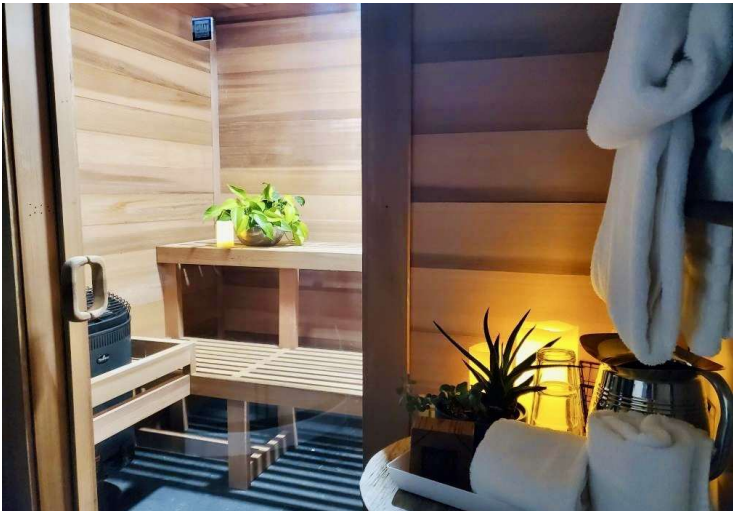
O: 971.282.2031

joseph.aiston@svn.com

OR #201250293



ADDITIONAL PHOTOS



<b>BRIAN RESENDEZ, CCIM</b>	<b>JOSEPH AISTON</b>
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# CONFIDENTIALITY AGREEMENT

THIS **CONFIDENTIALITY / REGISTRATION AGREEMENT** ("Agreement") is made and agreed to by SVN | Bluestone ("Broker") and \_\_\_\_\_ ("Purchaser"), regarding the property commonly known as **Salt Hotel & Pub** and located in **Ilwaco, WA** ("Property").

PURCHASER HAS REQUESTED information from Broker for the purpose of evaluating a possible acquisition of the Property. The Owner of the property has instructed Broker to deliver information concerning the Property, much of which is highly confidential, only to those potential purchasers who sign this Agreement.

THE PARTIES AGREE, in consideration of the covenants and agreements contained herein, as follows:

Purchaser will not disclose, permit the disclosure of, release, disseminate or transfer, any information obtained hereunder ("Information") to any other person or entity.

1. If Purchaser is a corporation, partnership, limited liability company or other non-natural legal entity, the person(s) signing this Agreement on its behalf will take all appropriate precautions to limit the dissemination of the Information only to those persons within the entity who have need to know of the information, and who are specifically aware of the Agreement and agree to honor it.
2. This Agreement applies to all Information received from Broker, now or in the future, which is not readily available to the general public. Purchaser understands that all information shall be deemed confidential, valuable and proprietary such that its unauthorized disclosure, even without intent to harm, could cause substantial and irreparable harm to Owner and Broker.
3. All information shall be used for the sole purpose of evaluating the potential acquisition of the Property and it shall not at any time, or in any manner, be used for any other purpose.
4. Purchaser shall not contact directly any persons concerning the Property, other than Broker, without Broker's written permission. Such persons include, without limitation, Owner, Owner's employees, suppliers and tenants.
5. Purchaser acknowledges that it is a principal and not an agent on behalf of any other party in conjunction with the purchase of the Property. Purchaser acknowledges that it is not working with any other broker or agent other than the Broker named below in connection with the property.
6. In the event Purchaser is an agent, Purchaser agrees that no confidential information shall be shared with its clients without the client also signing the Confidentiality Agreement and naming the Agent as its representative.
7. Neither Broker nor Owner make any representations or warranty, express or implied, as to the accuracy or completeness of any information provided by them. Purchaser assumes full and complete responsibility for reconfirmation and verification of all information received and expressly waives all rights of recourse against Owner and Broker with respect to the same.
8. The Persons signing on behalf of Purchaser and Broker represent that they have the authority to bind the party for whom they sign.

This Agreement shall be governed and construed in accordance with the laws of the State of Washington.

## BUYER / PRINCIPAL:

Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

## BUYER'S BROKER (if applicable):

Name: \_\_\_\_\_  
Email: \_\_\_\_\_  
Phone #: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

\*Buyer's Broker must provide Buyer /  
Principle name and company  
(if applicable)

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