

OCEAN FRONT RESORT



Price Reduced: \$2,700,000

3009 SR 109, Copalis Beach, WA

Attention Condo Developers, Resort and Apt. Operators

Failed sale creates excellent opportunity for cash buyer for boutique condo resort on Washington's Pacific Coast. Dramatic price reduction. A great opportunity for an expanded condo and resort development. Excellent location halfway between Ocean Shores and Seabrook. This location offers a secluded ocean front resort site and easy driving distance to the many activities, shops, events and restaurants in Ocean Shores (osgov.com). In addition, it is a quick drive up to the highly successful and expanding town of Seabrook which offers upscale shops, restaurants and activities. (www.seabrookwa.com). Owner financing available.

Read more to discover this opportunity.

thebeachwoodresort.com

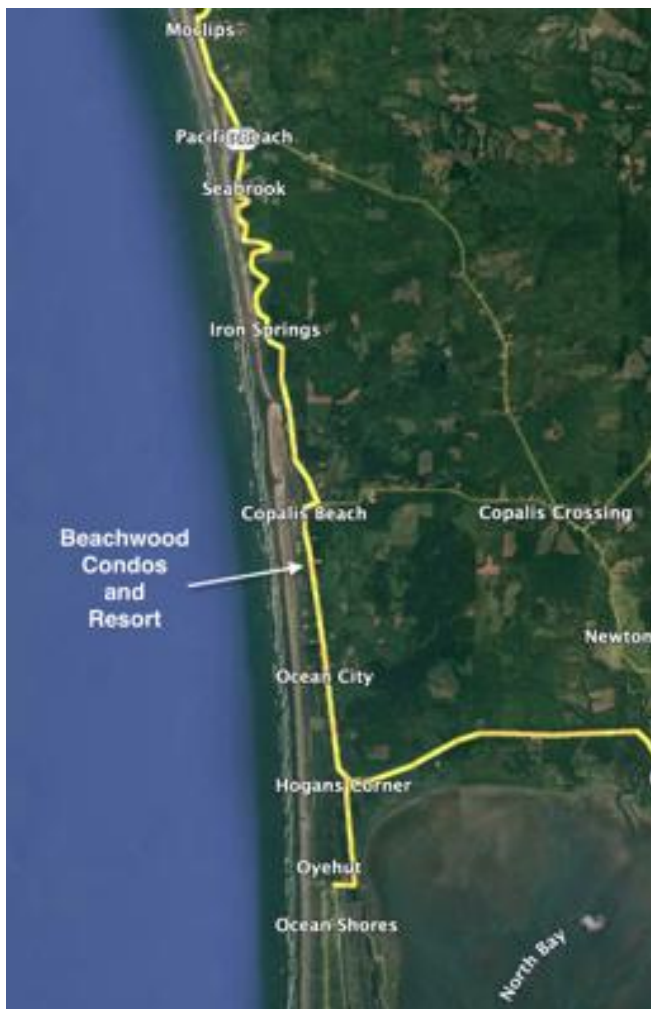
NWMLS #: **2241795**

Jim Donahoe

CCIM, Managing Broker

(360) 789-5114

jdonahoe@windermere.com



Information deemed reliable
but cannot be guaranteed

The Resort

At present there are 20 individual condos built around a recreation building with outdoor pool, resort office, with manager's apartment, and more. New owner could come in, operate the complex as a resort, determine the best type of HOA to offer and start selling the individual condominiums.

Each condominium offers...

- Single story
- Patio
- Concrete block construction provides quiet living
- 650 Square Feet
- Full kitchen
- 1 bedroom
- Full bathroom
- Fireplace

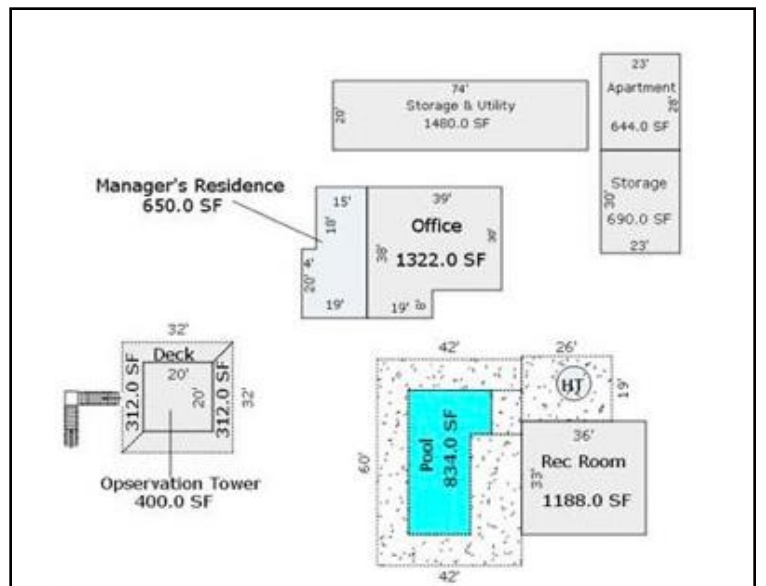
Resort type amenities

- Office for check in/check out
- Manager's quarters off office
- Additional apartment for staff
- Storage and laundry facility
- Large recreation building
- Outdoor pool
- Sauna
- Meeting/party area
- Hot tub
- Pool and ping pong tables
- Solarium tower with exercise equipment
- Horse shoe pits
- Path to beach across foot bridge

Expansion possibilities

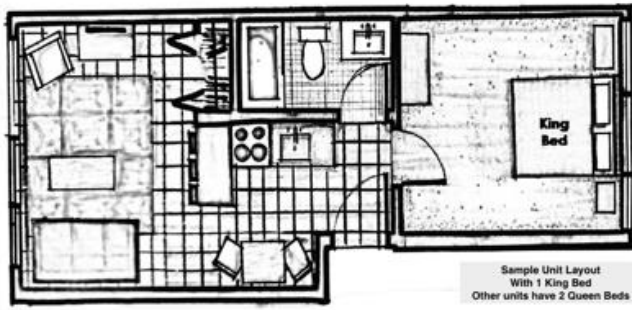
- 335 feet ocean frontage
- 15.7 acres
- Build additional multi-level condominiums offering ocean views
- RV spaces
- Glamping

Buyers will need to work with Grays Harbor County on any expansion opportunities.





BWR Individual Condos 650 Square Feet and Fully



The Opportunities

Located within the Opportunity Zone
Check this out for tax savings

The property
335 feet ocean frontage
15.7 acres

Two expansion areas
From resort to highway
Build vehicular bridge across
Connor Creek and develop ocean
frontage

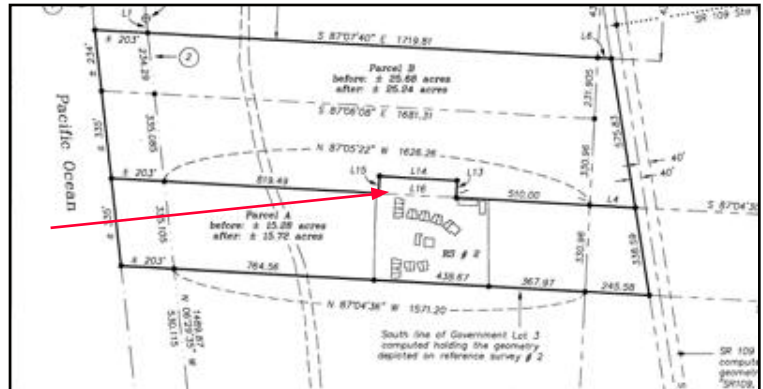
Opportunities
Convert to monthly rentals
Consider over 55 community
Assisted Living
Employee housing

Build new multi-level condominium
complex with ocean views

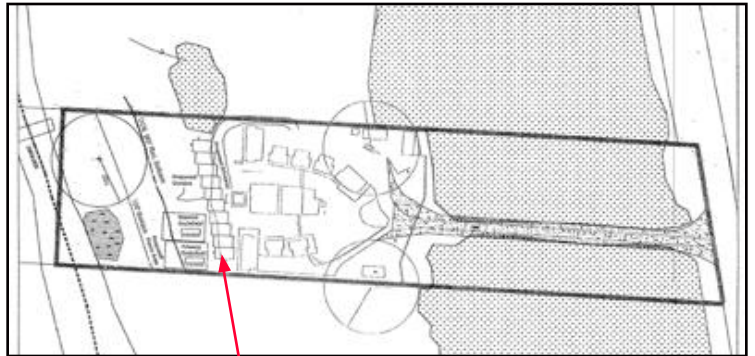
Enhance amenities and sell
individual condos

Develop RV component to resort
that would include glamping

Buyers will need to work with Grays
Harbor County on any expansion
opportunities.



Recent survey showing small property addition recently acquired for potential expansion.



Drawing showing area for potential expansion of multi-level condominiums with ocean views



Area Data

Grays Harbor County is located on the Washington's Pacific Coast offering many recreational activities.

Copalis Beach and BWR are located

2.5 hours from Seattle

3.0 hours from Portland

30 minutes from Hoquiam/Aberdeen

10 minutes south of Seabrook

(seabrookwa.com). This new resort town offers great restaurants, shops, arcade, excursions, dirt bike trails, great new grocery store, events...

10 minutes north of Ocean Shores, the most visited ocean community in Washington State with many shops, restaurants, events and activities.

40 minutes to the Lake Quinault and the Olympic National Park, truly great recreational experiences

364 acre Griffith Priday State Park

3 miles south of Copalis Beach

Airstrip located directly on beach



Things to do...

- All sorts of beach activities nearby including hiking, surf fishing, kite flying, horse or moped rentals
- 1 mile to 364 acre Griffith Priday State Park with great hiking trails and kayaking.
- Seasonal razor clam digging
- Kite flying
- Walking the many trails
- Quinault Beach Resort & Casino
- 40 minutes to Lake Quinault
- In Ocean Shores... movie theater, bowling, go carts, arcade, mopeds, horse rentals on the beach, bumper boats, miniature golf, high dunes trail, many restaurants and shops. OS Convention Center with many events.
- At Seabrook... walking and bike trails, arcade, new grocery store, upscale shops and restaurants, and



Websites...

Beachwood Resort and Condos thebeachwoodresort.com

Visit Grays Harbor County visitgraysharbor.com

Griffiths-Priday State Park parks.wa.gov/find-parks/state-parks/griffiths-priday-state-park

Copalis Beach Grocery www.yelp.com/biz/copalis-beach-grocery-copalis-beach

Green Lantern Pub greenlanternpub.com/

The resort town of Seabrook seabrookwa.com

City of Ocean Shores www.osgov.com

Olympic National Park www.nps.gov/olym/index.htm

Olympic Peninsula olympicpeninsula.org/

Grays Harbor County www.graysharbor.us

GH Zoning R-3 https://library.municode.com/wa/grays_harbor_county/codes/code_of_ordinances?nodeId=TIT17ZO_CH17.36REREDI