

# WATERFRONT LAND FOR SALE - 21 ACRES

## 668 W Marine Drive - Youngs Bay, Astoria, OR



### SIZE & AVAILABILITY:

- 2.7+/- Acre Land
- 21 Acres Total
- \$3.2M

### PROPERTY HIGHLIGHTS:

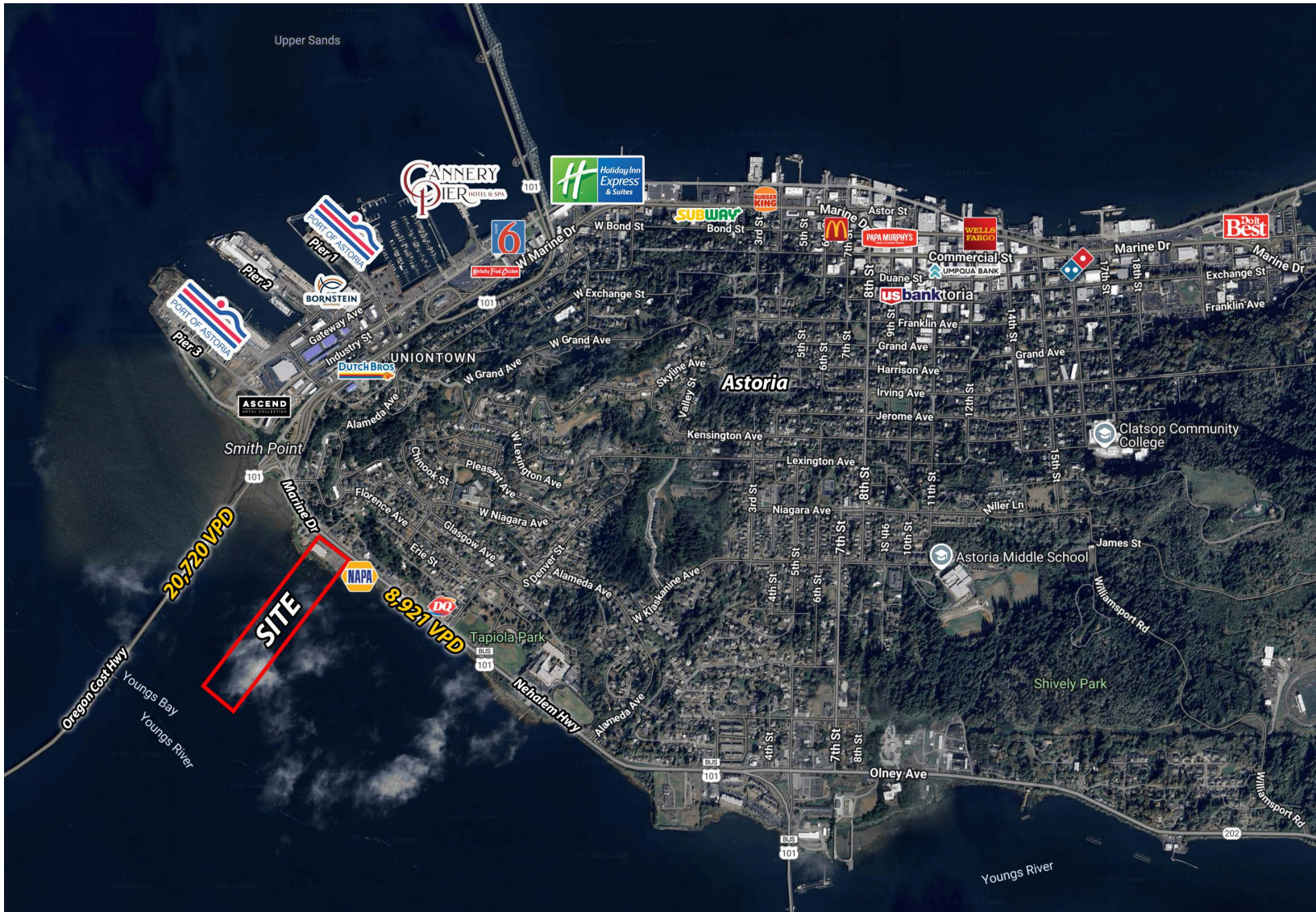
- Last Available Waterfront Property in Youngs Bay
- Great Opportunity for Various Retail Uses
- Formerly approved for hotel use but interrupted by pandemic
- Great location and view from 101 Highway - with over 20,720 VPD
- Excellent Visibility & Easy Access
- Zone C-3 General Commercial Uses
- Utilities stubbed to the site.

*Prime Location & Versatile Use*

**Contact us today.** Jay Ferguson | jayferguson@fergprop.com | 816.204.1803

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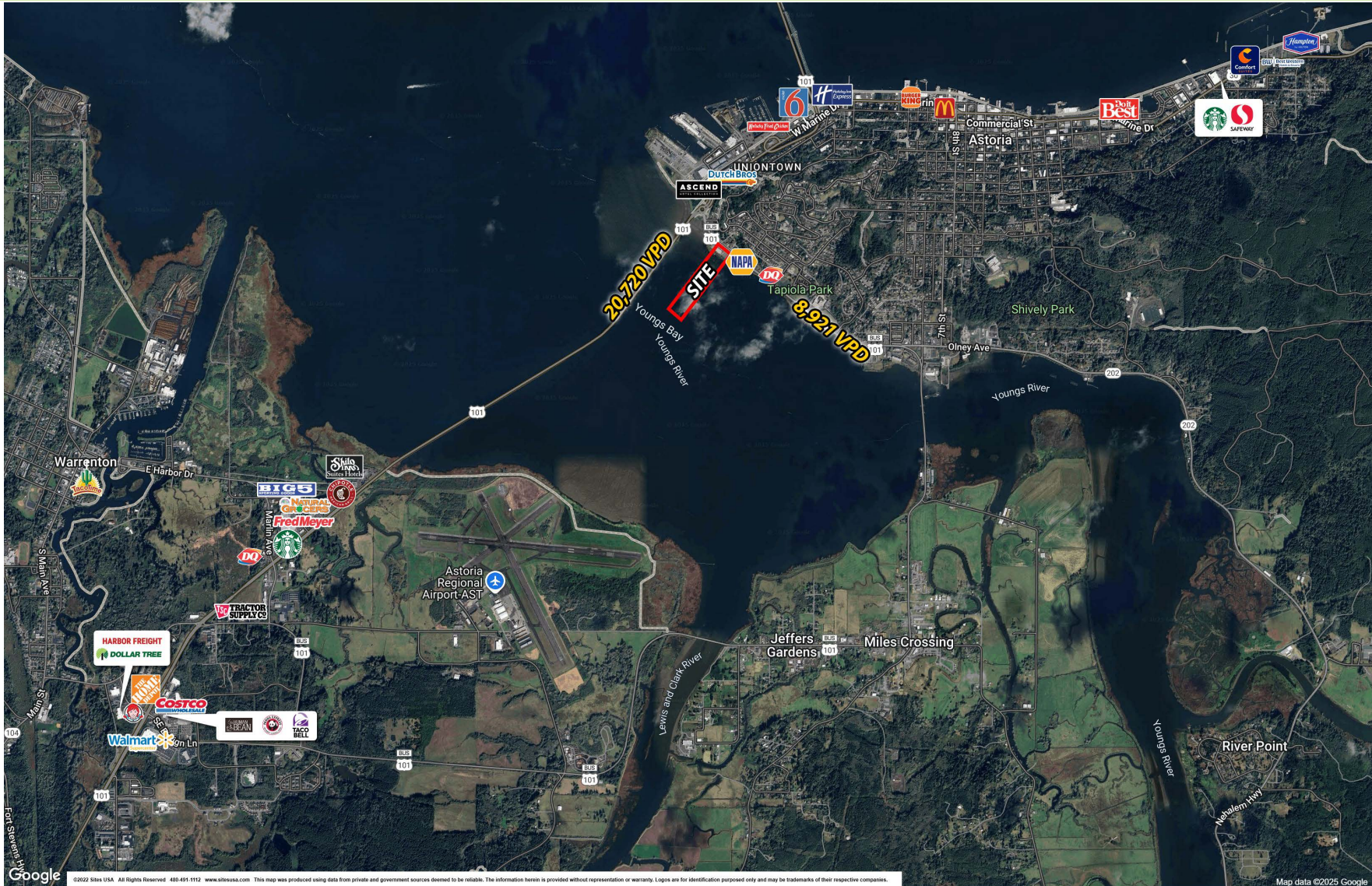
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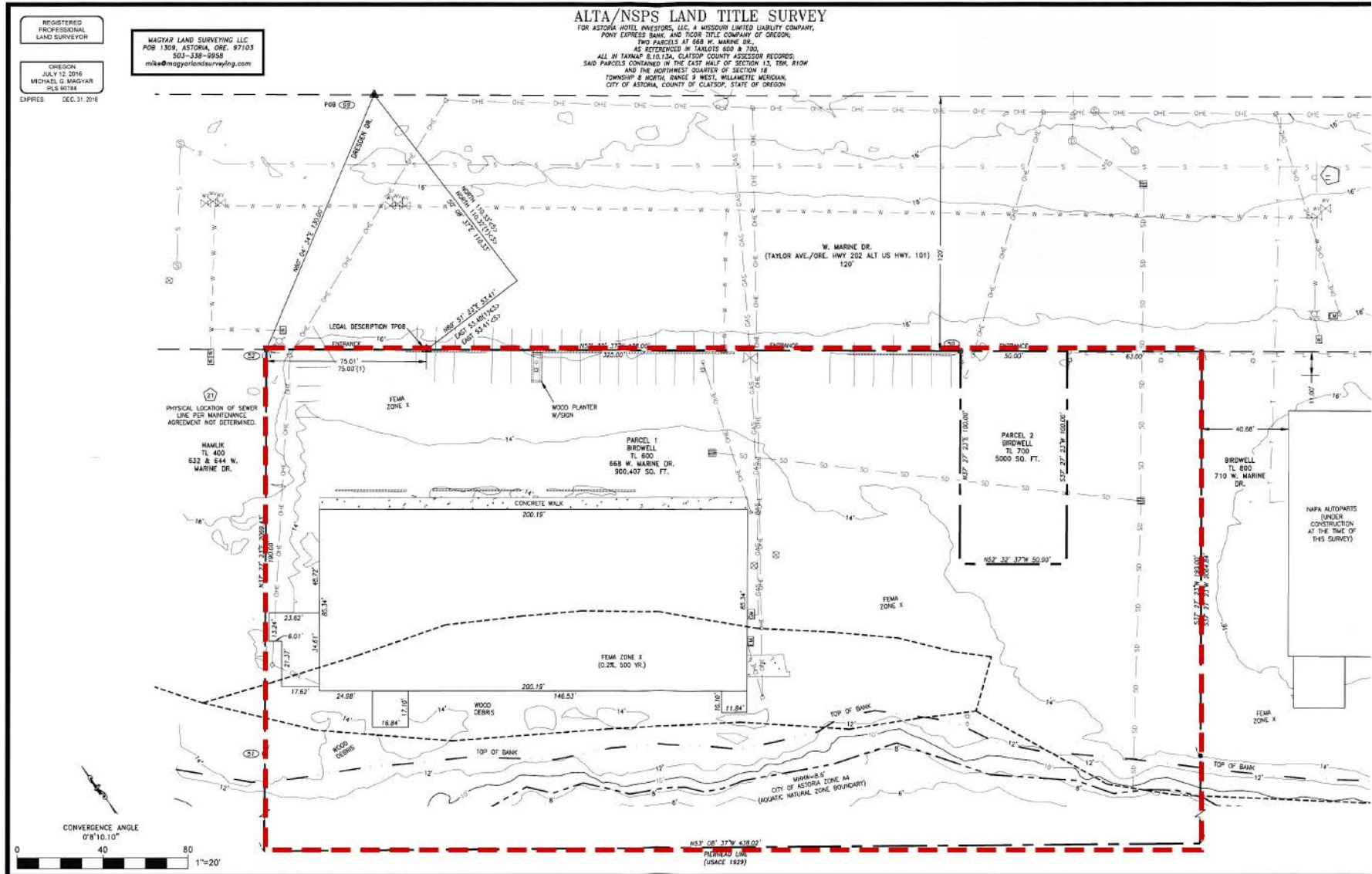
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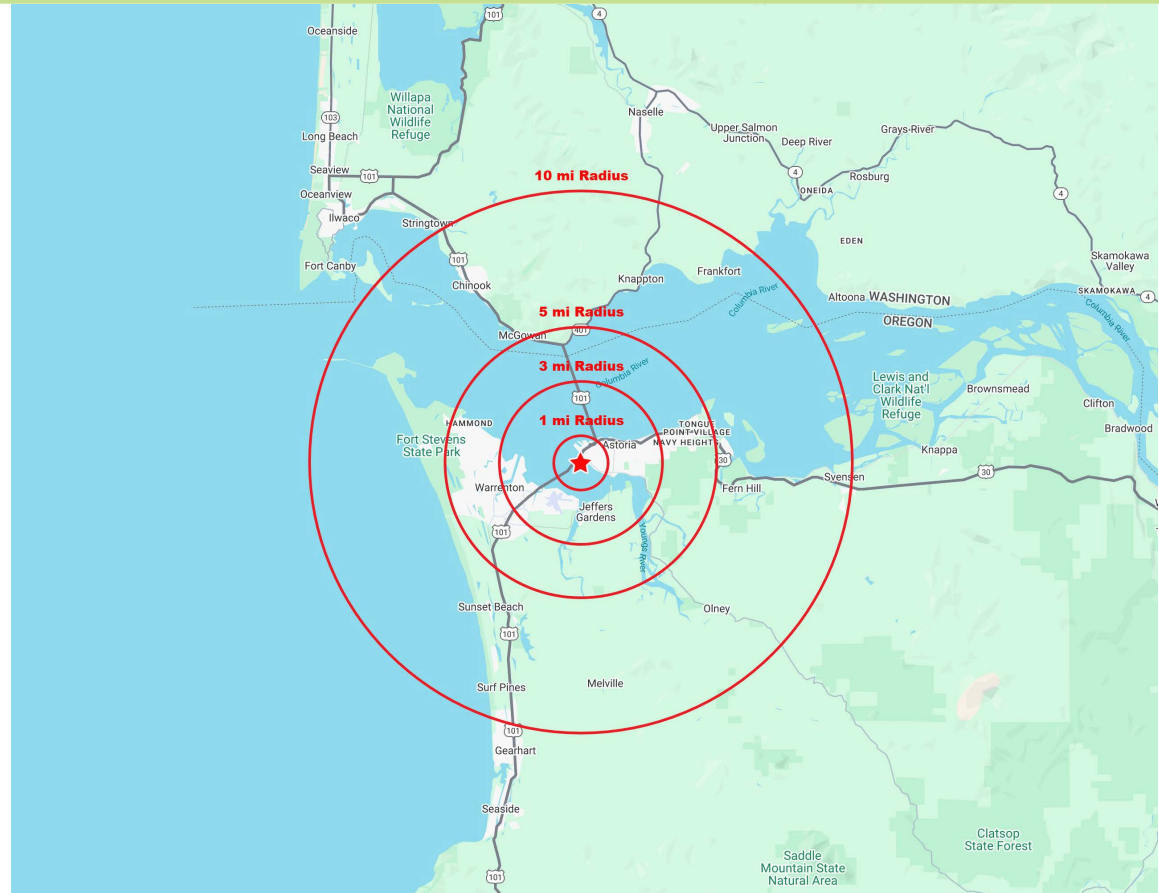
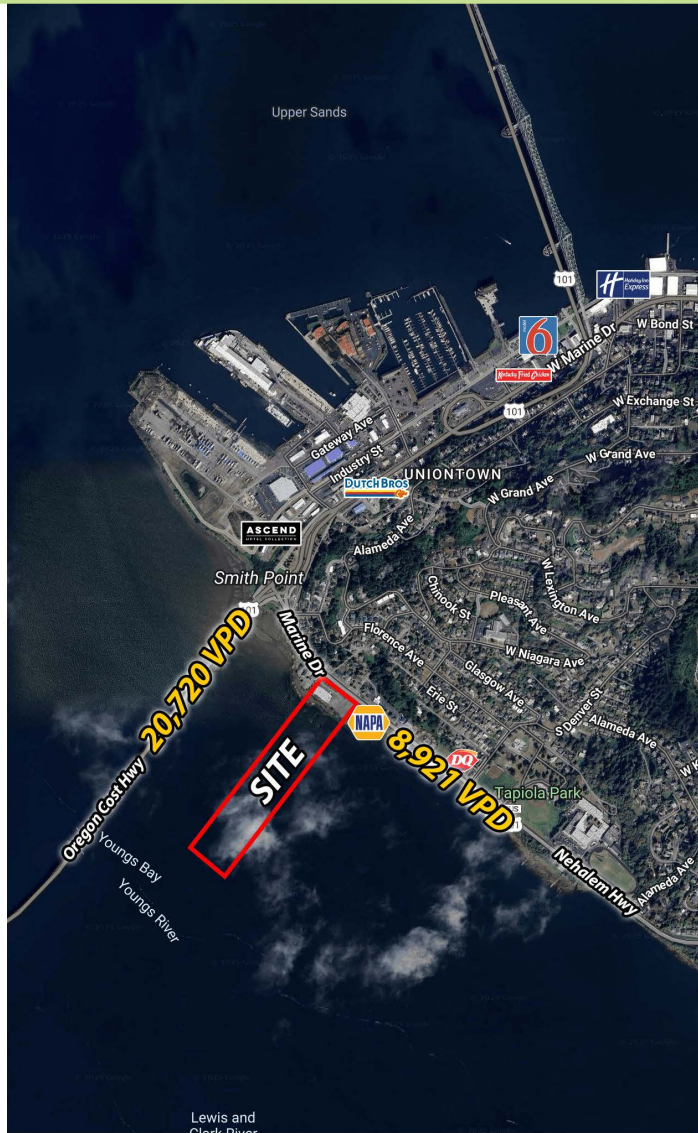
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DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE	10 MILE
2024 Population	2,946	9,028	18,003	24,261
Average HH Income	\$97,264	\$101,200	\$95,558	\$100,075
Total Households	1,329	4,258	7,903	10,520

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