



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



Owner's health results in huge price reduction for all cash sale. 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 Point Brown Ave.

NWMLS #: 2326507

Price Reduced to: \$695,000



Jim Donahoe **Jessie Ellis**
Co-List Managing Broker Co-List Managing Broker
Windermere RE/OS John L Scott, OS
(360) 789-5114 (360) 581-3996

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
oceanshores.org
graysharbor.us
seabrookwa.com
Check out Opportunity Zones at
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

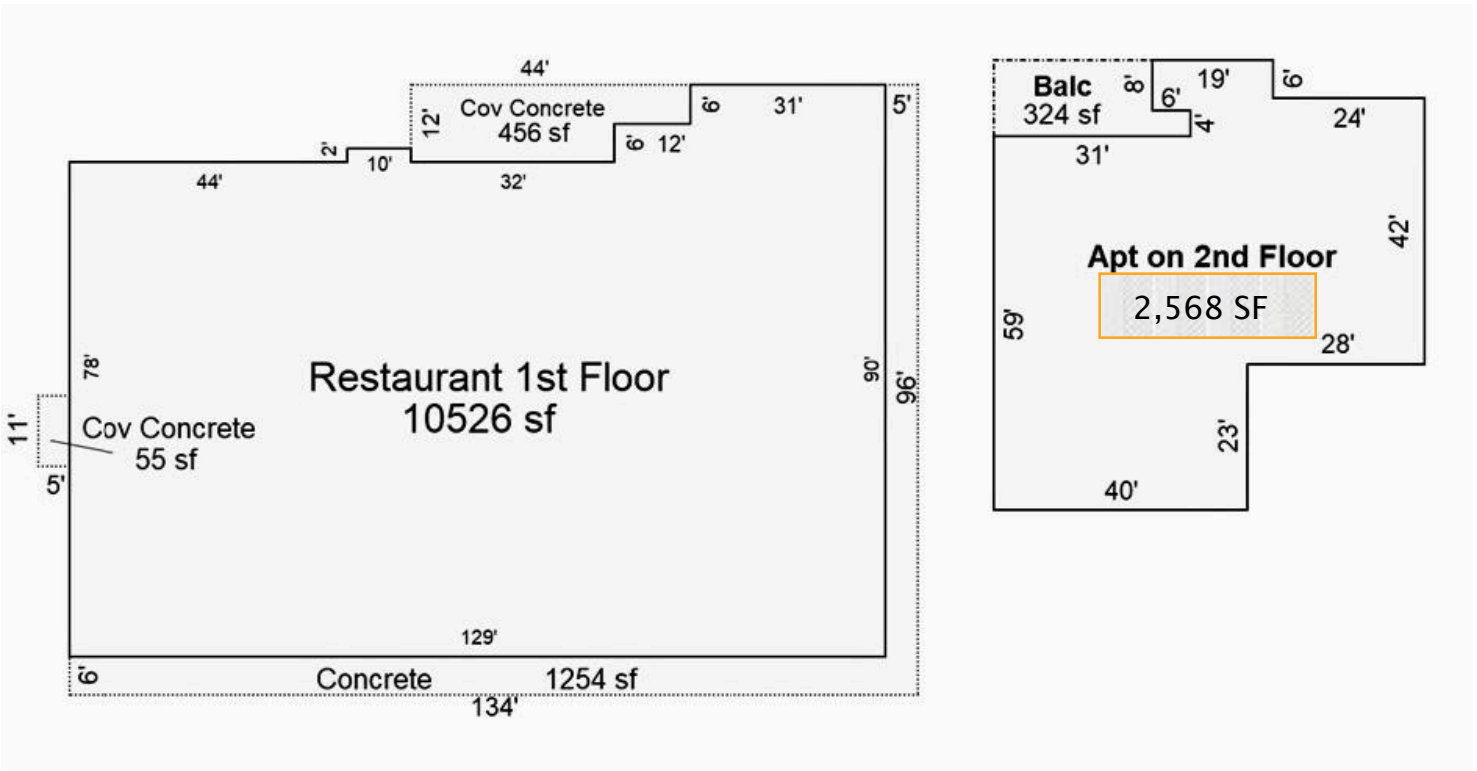
All LID's have been paid

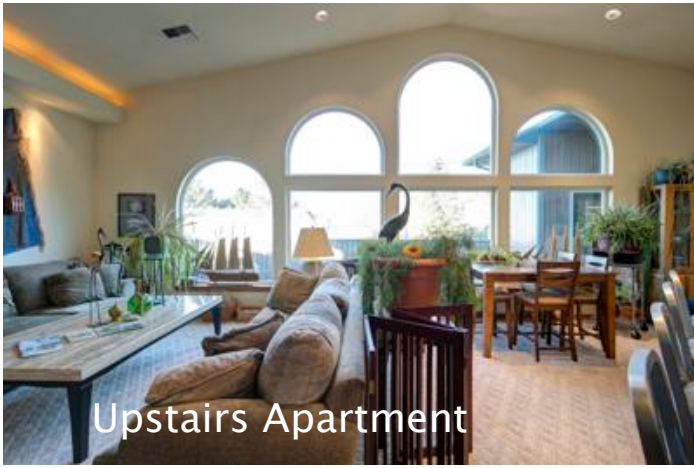
Property not in OS Comm Club

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

With 40% DP, may consider terms

In Opportunity Zone!





Upstairs Apartment





