



EXCLUSIVELY OFFERING

**3061 Ocean Beach Hwy
Longview WA 98632**

\$995,000

Prime Opportunity in this ideally located restaurant or redevelopment site that is now available for sale for the first time in 20 years. This 8,148 SF restaurant sits on 29,621 SF of land & features a well-balanced bar/sitting/kitchen area, drive-through/pick-up window can potentially be added to building site & much more. This site would make an excellent redevelopment site as it fronts on two streets, has 4 entry points plus alley access. Located in development friendly city with zoning allowing for multiple uses. Excellent visibility with traffic counts of approx. 32,000 VPD and includes excellent signage options. Call today for additional details or to schedule your tour.

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PROPERTY OVERVIEW



PROPERTY DEMORGRPHICS

PRICE:	\$995,000
BUILDING SF:	8,148 SF +/-
LOT SIZE:	29,621SF +/-
TAX PARCEL:	06660
ZONING:	GC - General Commercial

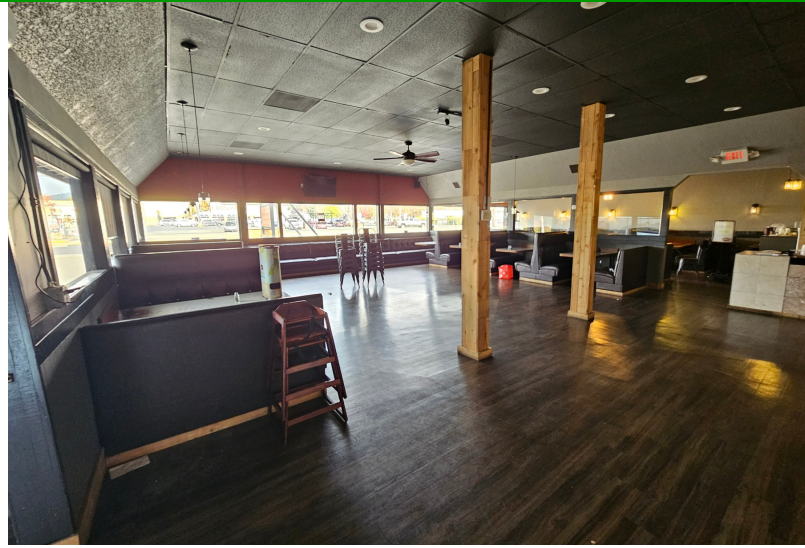


DISCLAIMER

The information in this package has been obtained from sources believed reliable. Whilst we do not doubt its accuracy we have not verified it & we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy & completeness. Any projections, opinions, assumptions or estimates used are for example only & do not represent the current or future performance of the property. The value of this transaction to you depends on tax & other factors which should be evaluated by your tax, financial & legal advisors. You & your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



PROPERTY PHOTOS



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