

**123 Laneda Ave.
150 N. Carmel
Manzanita, Oregon**

\$ 999,000

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**PRIME RETAIL LOCATION WITH UPSTAIRS VACATION RENTAL
SELLER FINANCING AVAILABLE WITH AS LITTLE AS \$150K DOWN**

Valerie Schumann, *Principal Broker*

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406 Garibaldi Ave. Garibaldi, Oregon

www.oregoncoastcommercial.com



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**Northwest Real Estate
COMMERCIAL**

Property Overview

Berkshire Hathaway HomeServices Northwest COMMERCIAL has the privilege of offering for sale this prime commercial/residential property in the heart of the beautiful Oregon Coast resort community of Manzanita.

This property is located just two blocks from the beach on Laneda Avenue, the street designated by the city as its primary downtown commercial corridor.

The building is especially suited to up stairs living and downstairs retail/commercial. The upstairs, which is currently being used as a vacation rental, has been extensively and meticulously remodeled into an attractive living space.

The downstairs could easily become the site of a fine restaurant or a high-quality retail establishment. The building is located next door to the popular Sand Dune Pub, a successful and long-established gathering spot for tourists and locals, alike.

Manzanita is a quiet, peaceful village surrounded by the natural beauty of the Pacific Ocean, Neah-Kah-Nie Mountain and state and private forests.



This is an ideal opportunity for a buyer interested in relaxed resort living, while enjoying the benefits of rental or business income in the space below.



Property Summary

Address123 Laneda Ave. & 150 N. Carmel Ave
Manzanita, OR 97130
CountyTillamook
Taxes in 2014-15\$4,123.15
Tax ID.....10041
Lot3N1029BD13700
ZoningC-1
Sale IncludesBuilding, Land, FF&E
Year Built1918/ 2007 Upstairs Remodel
Gross SF3,462
Parking Spaces0-10 on-site
Lot Size0.10 acres (4,356 SF)
RoofComposition shingle
Building ExteriorLap
TopographyLevel

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Property Features

- **Unique purchase opportunity on the main commercial street off the popular Pacific Coastal Byway, U.S. Highway 101**
- **Located in the prime downtown location just two blocks from the 7-mile-long beach.**
- **Walk to great restaurants, a bakery, bookstore, grocery store, coffee shops and a variety of retail stores. Everything in easy walking distance.**
- **Includes a large laundry room and a two-car garage with ample storage.**
- **On-site parking.**



Street Retail/Commercial

- **Versatile retail/office space.**
- **Attractive front porch access.**
- **Additional side entry door.**
- **On-site parking.**



Upstairs Living Space Features

- **Two decks – one with ocean view down the main street.**
- **Space is filled with light.**
- **The second floor was remodeled in 2007.**
- **A large, fully-equipped, open kitchen-living-dining area with bamboo flooring.**
- **The master bedroom includes an en suite bath.**
- **There is a built-in shaft for a future elevator addition.**



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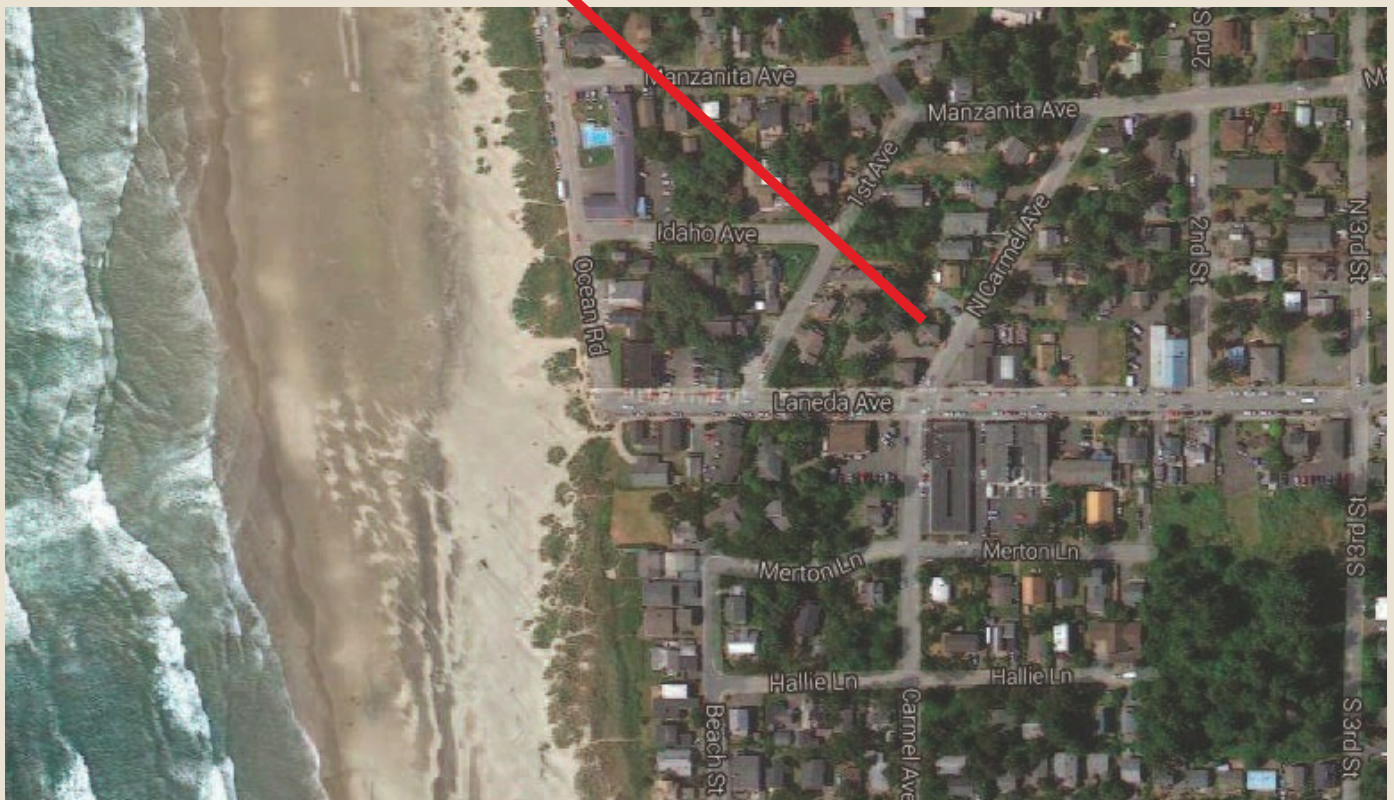
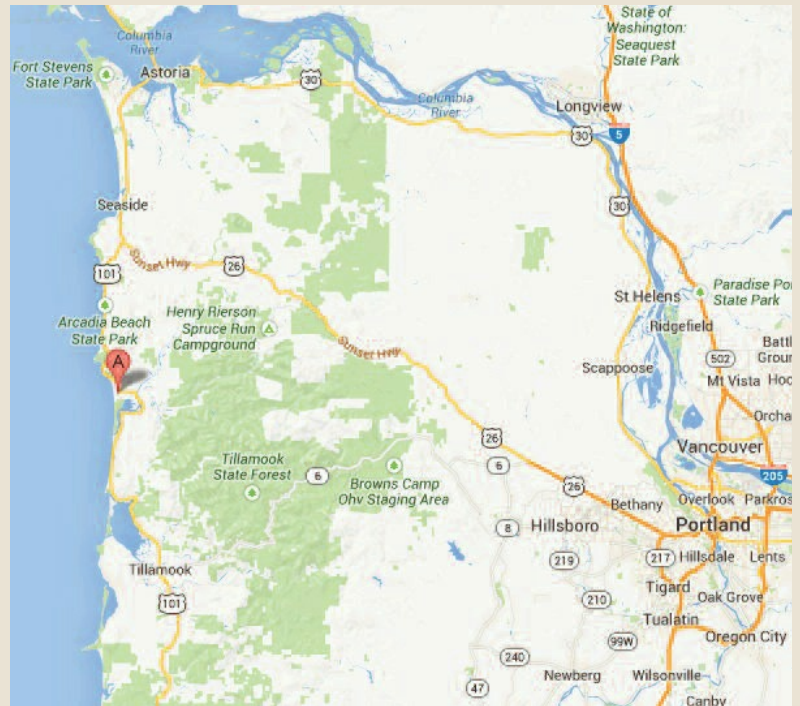
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About Manzanita

Manzanita is a quiet, peaceful village surrounded by the natural beauty of the Pacific Ocean, Neah-Kah-Nie Mountain, and state and private forests. Not quite two hours west of Portland via Highway 6 or Highway 26, 14 miles south of Cannon Beach and 25 miles north of Tillamook on Highway 101.

Visitors to Manzanita enjoy its seven miles of quiet ocean beach, horseback riding, a nine-hole golf course and two state parks for camping and beachcombing.

Neah-Kah-Nie Mountain extends dramatically down into the sea on the north end of Manzanita. A trail up the mountain leads to a breathtaking panoramic view of the northern Oregon coast and the Pacific Ocean. Manzanita is sandwiched between two beautiful state parks - Oswald West State Park to the north and Nehalem Bay State Park on the south.

Nehalem Bay State Park is on the south end of town is the larger of the two. The park extends to the tip of the spit enclosing Nehalem Bay and features large RV campgrounds, yurts, a horse camp with corrals, air strip with fly-in camping, and a hiker-biker camp.

The City of Manzanita and the surrounding area is built largely on stabilized sand dunes. The tree cover is mature shore pine, with interspersed areas of beach grass. The city's comprehensive plan encourages the maintenance of open space, and the rural character of the community.

Manzanita's economy is based primarily on in the second home and weekend tourist business. Approximately 66 percent of the sewer hookups within the Urban Growth Area are seasonal residences.



The growth that has occurred since the installation of the sewer system is generally attributed to recreation oriented development.



The fact that Manzanita has no property zoned industrial, or general commercial indicates its desire to remain primarily residential. Commercial services are geared to the support of the people who live in or visit the town.

Recent efforts to improve commercial services have centered on Laneda Avenue, the "Downtown," where new commercial structures have been built or upgraded and an interest by business people to improve its appearance has surfaced and an active Manzanita Business Alliance is worth joining!

The scenic value of the beach is reflected in the City's zoning policies. The beachfront area is zoned residential for the most part, with a small section devoted to "Limited Commercial" on Laneda and Ocean.

Visit: The City of Manzanita website at www.ci.manzanita.or.us

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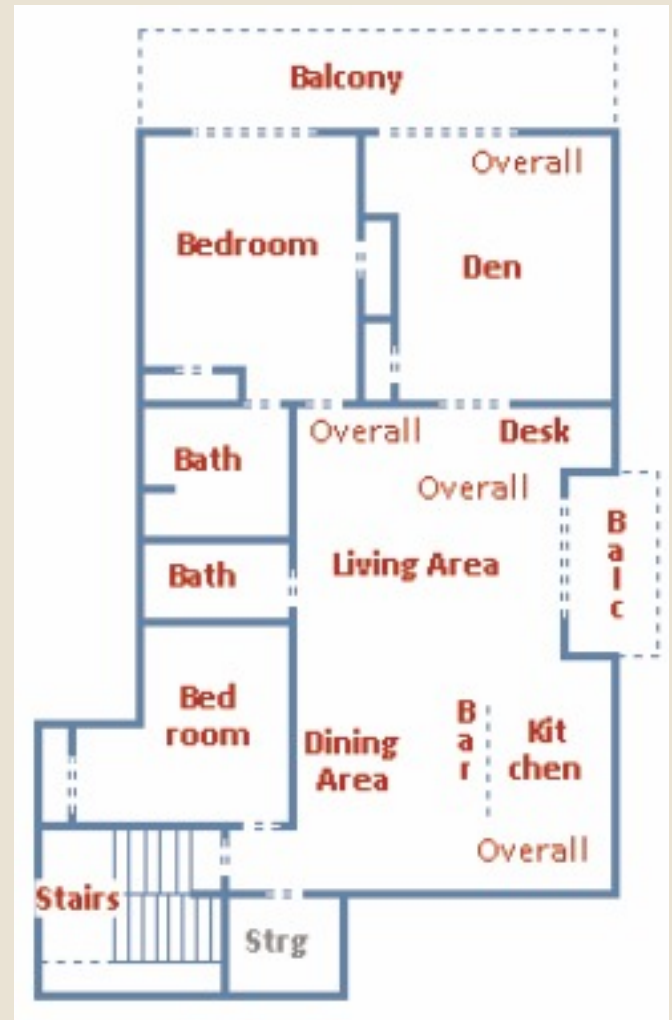
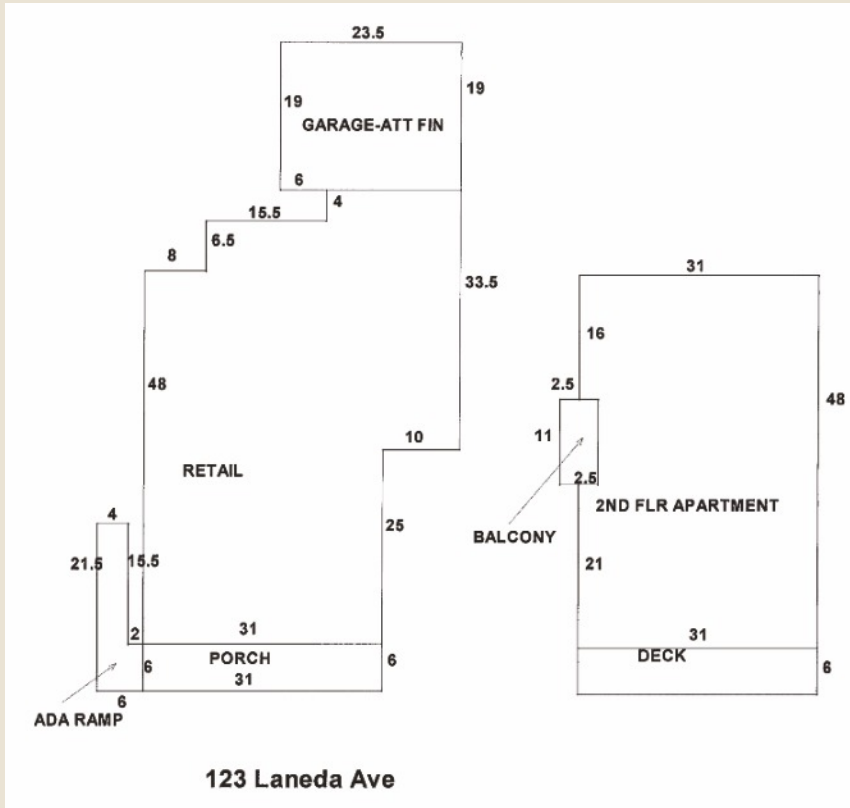
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Building Diagram & Floor Plan

Currently used as a vacation rental.

For information, go to

www.oceanedge-vacation-rentals.com/unit/Details/45170



Building Description

	SqFt
Retail	2,002
2nd Flr Apartment	1,460
Garage-ATT FIN	446
Porch	186
Deck	186
Balcony	55
ADA Ramp	98

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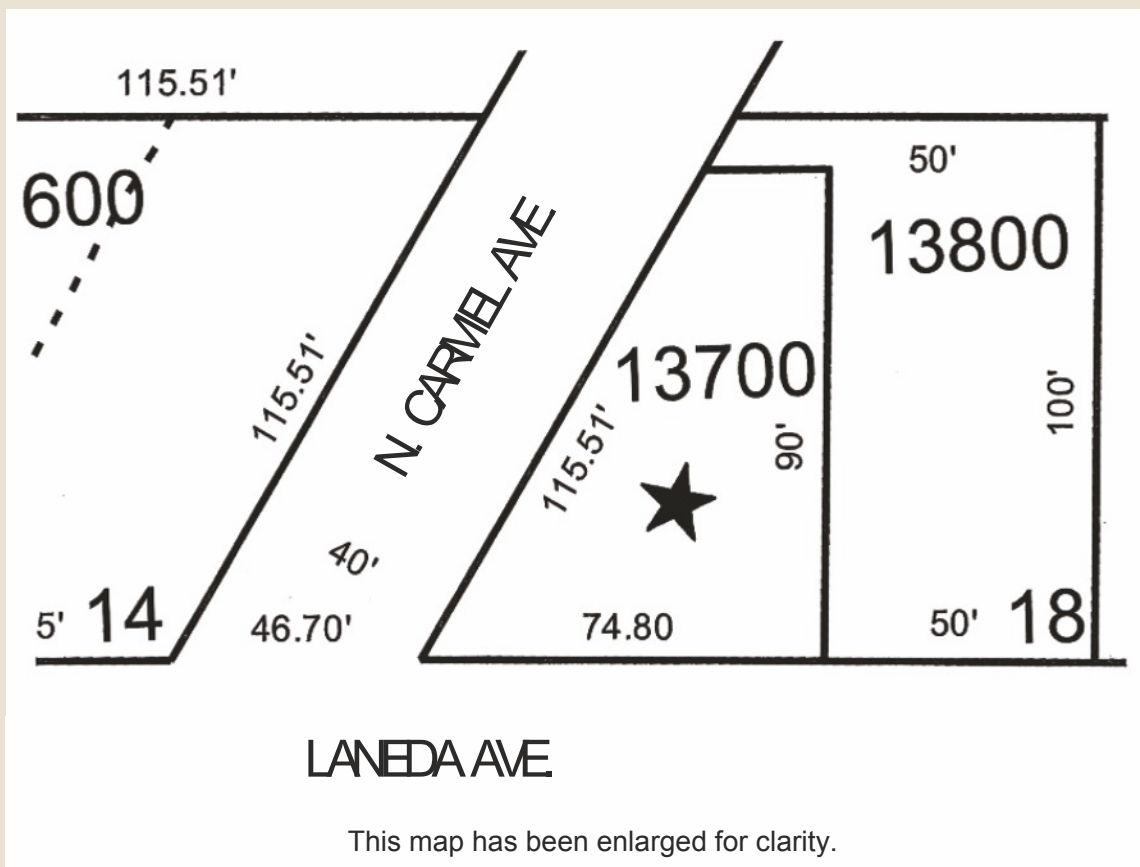
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Parcel Map
3N1029BD13700



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Business Description: Multi-use		Area: Manzanita		Approx. SqFt.: 3,462	
SqFt Per: County Assessor		Year Built: 1918		Year Built Remarks:	
Lot Size:		Lot Acres: 0.10		Stories: 2	
Total Bedrooms: 3		Total Bathrooms: 2		Garage Type: Attach	
Garage Stall: 2		Garage Remarks:		Frontage: None	
View: City		View 2: Ocean			
Assessed Valuation:		County: Tillamook		Zoning: C1	
Taxes: 4,123.15		Tax Year: 2014		Tax Remarks:	
Subdivision:		Account ID: 123 Laneda		Cross Street: Carmel Ave.	
Historic Designation: No					
Geo Lat: 45.718657		Geo Lon: -123.938321			
Public Remarks: PRIME LOCATION. Gorgeous craftsman style detail in this commercial mixed-use beauty. Lower floor has been recently successful as retail and health-care space. Extensively remodeled 2nd floor 3BR/2BA residential flat is exceptionally well designed with open floor plan and peek of an ocean view from the upper deck. So many possibilities for this piece of coveted real estate on the Laneda corridor. Legal: 3N1029-BD-13700 Directions: NEC of Laneda and Carmel, 2 blocks east of beach and 8 blocks from Coastal Hwy 101.					
<u>Listing Type</u> : Listing Type: Exclusive Right to Sell <u>Tax Records</u> : Tax Map: 3N1029-BD-13700; Tax Lot: Tax ID 100401 <u>General Info</u> : Listing Office #: 971-265-1070; Possession: Closing		<u>Building</u> : Building Type: Craftsman; Condition: Excellent; # Units: 2; Levels: Two <u>External Features</u> : Roof: Composition; Siding: Hardiplank; Foundation: Combination; Street Surface: Paved; Garage Spaces: 2 <u>Internal Features</u> : Water Heater: Electric; Washer/Dryer; Dishwasher; Range/Oven; Refrigerator; Ceiling: Flat; Floors: Other; Walls: Paint		<u>Utilities</u> : Water: City; Sewer: City; Electric: On Property; Gas: On Property; Heating/Cooling: Forced Air <u>Financial Info</u> : Foreclosure: No; Bank Owned: No; Short Sale: No <u>Seller Terms</u> : Cash; Conventional	
List Price: 999,000					