



	Parcel A	Parcel B	Parcel C
BULK PUBLISHED RESERVE: \$88,500	\$50,000*	No Min*	\$38,500*
LAST ASKING: \$208,500	\$69,500	\$69,500	\$69,500
SIZE: 1.35± Acres	.45± Ac.	.45± Ac.	.45± Ac.

\* Sales of Parcels A, B, and C are subject to total bids in the aggregate to equal, or exceed, \$88,500.

ZONING: C – 2 General Commercial

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 1.35± acre commercial development site is located at the corner of Magellan Avenue and Point Brown Avenue, in the city of Ocean Shores, a popular Washington ocean front resort community. Ocean Shores is a six-mile-long peninsula, bordered by the Pacific Ocean and Grays Harbor, providing for year-round recreation activities. Over 3 million visitors come to Ocean Shores annually. The Quinault Beach Resort and Casino is just north of Ocean Shores.

The 1.35± acre wooded commercial development site may be purchased in either its entirety, or by bids submitted for each of three individual parcels of .45 acre or 19,602± square feet each.