

PERMIT READY RIVERFRONT DEVELOPMENT

18 - two bedroom cabins
7,000 sq ft Event Center

\$2,200,000.00

FOR SALE

PROFESSIONAL
REALTY SERVICES
COMMERCIAL



FRANKLIN-DEAN REALTY INC
COMMERCIAL REAL ESTATE

Jaimi Marden

101 Mill Street
Ridgefield, WA
98642

Commercial Broker
509.987.2334 Mobile
Jami@FDMdevelopment.com

Dean Maldonado

Principal
360.719.0276 Mobile
Dean@FDMdevelopment.com

Permit Ready Riverfront Development for Sale



INVESTMENT SUMMARY:

Permit-ready waterfront development opportunity consisting of 18 two-bedroom cabins and a 7,000 SF centralized event center. Located on the water in Rock Creek Cove in Stevensen, Washington in the Columbia River Gorge, the project is fully entitled with all plans and permits in place, allowing a buyer to proceed immediately with development. Offered at \$2,200,000.

INVESTMENT HIGHLIGHTS :

- Fully approved for 18 cabins plus an event center
- Designed for phased construction, which can reduce upfront capital requirements
- Based on conservative estimated income, the project supports a 8-10% return on investment
- The area has a strong demand from the Portland and Vancouver area as well as overflow demand from neighboring hotels and lodges
- Significant predevelopment work completed, shortening time to construction



Cabin style A rear



Cabin style B rear



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Event Center rear



Event Center Front

INVESTMENT HIGHLIGHTS continued :

- Seller/developer open to staying on to deliver and complete the project
- Financials, approvals, and phasing strategy available for qualified parties

PROJECT HIGHLIGHTS :

Permit ready proposed development

7000 sq ft Centralized Event Center

18 Surrounding two bedroom cabin accommodations

Riverfront location

Adjacent to Skamania Lodge

Ideal for Weddings, Retreats and destination events

Seller is a licensed real estate broker

All projections are preliminary, based on current assumptions, and subject to change. No guarantee of performance is implied.



Cabin style A front



Cabin style B front



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AERIAL MAP



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