



**BERKSHIRE
HATHAWAY**
HomeServices

Garibaldi/Coastal

COMMERCIAL DIVISION

*Jump on this rare
opportunity to
purchase 1.02 acre
Tillamook bay front
property.*

*A former
2nd generation
Harris Oyster
House Production
Warehouse &
Residence.*

Benefit from The Tillamook
Coast's exciting tourism
effort, visit:

TillamookCoast.com

VALERIE SCHUMANN

Principal Broker

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OregonCoastCommercial.com

FOR SALE

1985 BAYOCEAN ROAD NW | TILLAMOOK, OR

\$629,000 | *Prime Bayfront Location + Warehouse + Residence*
COMMERCIAL RESIDENTIAL PROPERTY



ONE OF A KIND BAYFRONT ACREAGE WITH MANY WATERFRONT POSSIBILITIES!

The only private property zoned Water Dependent Development (WDD) on Tillamook Bay. The property includes 9 Moorage docks for up to 18 boats, parking for up to 50 cars, 5,936 square foot warehouse includes living quarters. Shops, walk-in cooler and magnificent river, bay & mountain views make this a business location and opportunity not to miss! Recent septic inspection, report available.

Check with County regarding uses; aquaculture, fishing related business, boating, bed & breakfast or another oyster plant...The possibilities are endless with this location, zoning, parking, moorage and home. Sold 'as-is.' New kubota tractor and other equipment negotiable.

Year Built: 1940

Building Size: 5,936 square feet

Zoning: Water Dependent Development (WDD) / Rural Residential (RR-2)

Lot Dim: Irregular - 2 lots (1.02 Acres + 0.87 Acres)

Lot Size: 1.89 Acres / 82,328.20 square feet

Parking: 50 / on-site

Docks: 9 Moorage Docks

Construction: Concrete, Woodframe, Metal Siding



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WATER-DEPENDENT DEVELOPMENT ZONE (WDD)

PURPOSE AND AREAS INCLUDED
The purpose of this zone is to designate shoreland areas which are especially suited for water-dependent recreational, commercial and industrial uses. Areas within the WDD zone may include, but are not limited to:

- a. Areas with deep water close to shore and supporting land transportation facilities.
- b. Areas with potential for aquaculture.
- c. Areas adjacent to protected areas subject to scour which would require little dredging for use as marinas.
- d. Areas with potential for recreational utilization of coastal water resources or riparian resources.

RURAL RESIDENTIAL 2 ACRE AND 10 ACRE ZONE (RR-2) (RR-10)

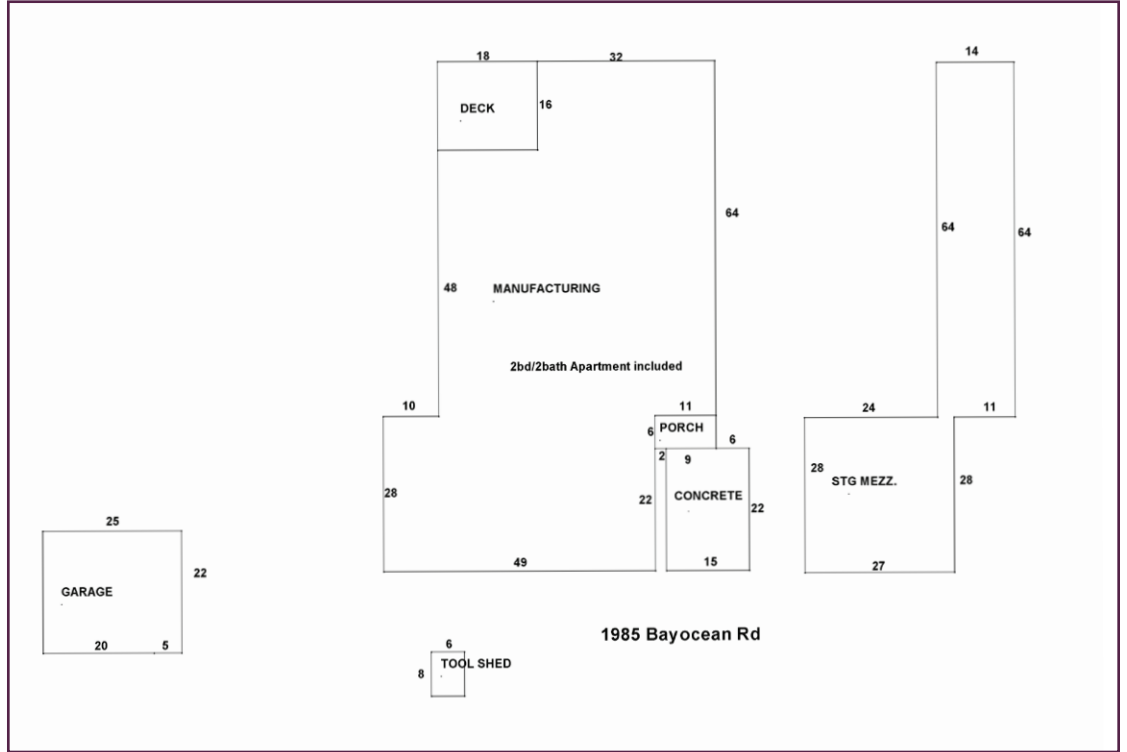
PURPOSE: The purpose of the RR zone is to provide for the creation and use of small acreage residential homesites. Land that is suitable for Rural Residential use has limited value for farm or forest use; it is physically capable of having homesites on parcels of five acres or less; and it can be utilized for residential purposes without constraining the use of surrounding resource-zoned properties for resource-production purposes.

- a. Single-family dwelling.
- b. Mobile or Manufactured Home.
- c. Recreational vehicle used during the construction or placement of a use for which building or placement permit has been issued.
- d. Home occupations according to the provisions of Section 4.140 of this Ordinance.
- e. Farm uses, including aquaculture.
- f. Forest uses.
- g. Roadside stands for produce grown on the premises.
- h. Signs, subject to Section 4.020.
- i. Electrical distribution lines.

COMPLETE LIST OF PERMITTED USES ZONING REQUIREMENTS

www.co.tillamook.or.us/gov/ComDev/planning/luo.htm

★ BUILDING DIAGRAM



★ AERIAL PLAT MAP

