

# Westshore Oceanfront Hotel

3127 SW Anchor Avenue, Lincoln City, Oregon

For Sale



## Property Overview

### CONFIDENTIAL SALE

This oceanfront hotel has panoramic views of the Pacific Ocean. This independent hotel sits 35 feet above the beach and is easily accessible from the main road, US 101. All guestrooms have 180 views of the ocean and beach. Guests enjoy spectacular sunsets and in the winter, whale watching. For beach lovers, walkers, surfers, boogie boarders and kite flyers the Westshore Oceanfront Hotel is the place to be!

**Sale Price: \$2,979,000**

## Property Details

Price: ~~Reduced From \$3,500,000~~  
to **\$2,979,000** (10/14/09)

- 2008 Cap Rate 7%
- Potential to assume loan at 6 1/4% with fee.
- Repeat guests over the years
- All guestrooms have spectacular ocean views
- Full kitchens
- Renovated property

**\*Does not include 14,000 SF lot across the street.**

### Contact Information:

Greg L. Goforth  
gregg@CBCWorldWideNW.com  
503.936.4358



JENKINS-BERNHARDT  
ASSOCIATES

[www.CBCWorldWideNW.com](http://www.CBCWorldWideNW.com)

1500 D Street, Vancouver, WA 98663  
(360) 699-4494

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## Guestroom Details



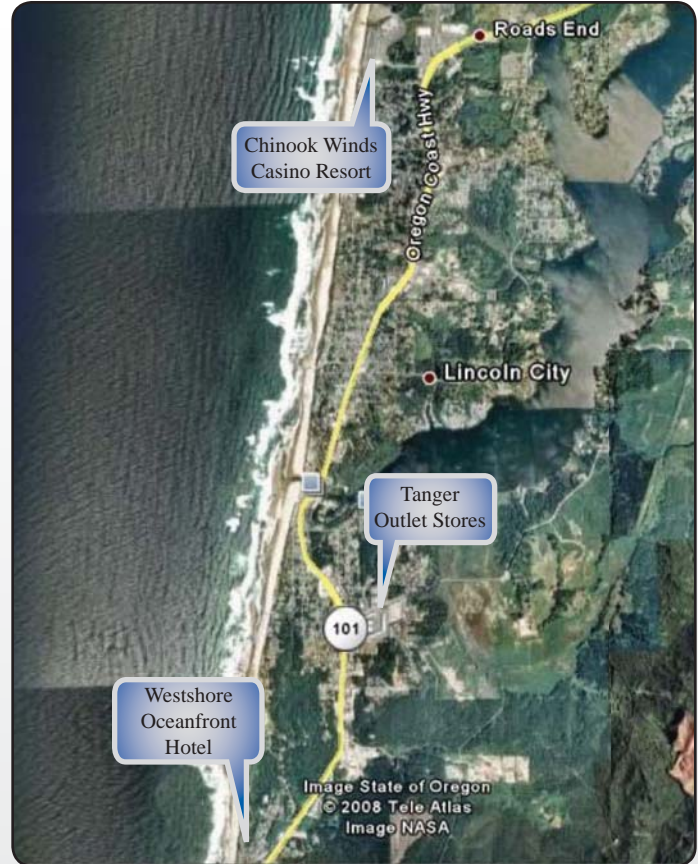
The Westshore Oceanfront Hotel has 20 beautifully appointed, spacious guestrooms averaging 600 square feet. Eleven rooms have wood burning fireplaces with firewood provided. Several ground floor rooms have patio decks. Guestrooms include full kitchens and all the amenities to enjoy easy family dining indoors. Amenities include refrigerators, microwaves, stoves, coffee pots and a full array of dishes. If your preference is to eat out, there is a plethora of nearby restaurants.

All guestrooms have 180 degrees of spectacular views of the ocean and beach which are just 30 steps away. Guests enjoy sunsets, fresh ocean air and time to relax and renew.

\*\* For Financial information expect to complete a Confidentiality Agreement that includes identifying the Principles Name and Financial Qualifications\*\*  
**Do not Contact the Hotel direct**, all sites and tours must be coordinated in advance.

# Area Description of Lincoln City, Oregon

Lincoln City, Oregon is located on the Oregon Coast just approximately two hours from Portland, OR; five hours from Seattle, WA; and a little over one hour from Salem, OR. It's an easy and scenic drive through the beautiful coastal mountain range and if you're already on the coast, Lincoln City is right on US Highway 101. Eight miles of beautiful coast line and several commercial and neighborhood districts have made tourism an economic foundation. Visitors come from all over to visit the main attractions that include the 157,000 square foot Chinook Winds Casino Resort which is Oregon's premier casino. The casino is a Las Vegas style facility with more than 1,200 slot machines, along with keno, bingo, craps, roulette, blackjack and poker. The Tanger Outlet stores are only five minutes away and consists of 65 stores.



Many visitors to the Oregon Coast come to relax, walk on the beach, whale watch, take in the beautiful sunsets, or enjoy activities such as golfing, fishing, boating, hiking, and shopping (tax free).

Lincoln City has it all and is the perfect place to get away from the big city!



DO NOT CONTACT THE HOTEL DIRECT