

231 NW 3rd Street 1-3, Newport, OR 97365

23-2282 Multi-Dwelling Active \$799,000



Provided as a courtesy of  
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<b>BA Comm:</b> 2.50	<b>BA Comm Type:</b> %	<b>Listing Type:</b> Exclusive Right To Sell
<b>Bank/Lender Owned?:</b> No	<b>Short Sale:</b> No	<b>3rd Party Approval:</b> No

<b>Major Area:</b> Newport/South Beach	<b>Minor Area:</b> Nye Beach District	<b>Frontage:</b> None
<b>Primary View:</b> None	<b>Frontage/View Remarks:</b>	<b>Secondary View:</b> Ocean
<b>Total Bedrooms:</b> 7	<b>Total Bathrooms:</b> 4	<b>Levels:</b> Two
<b>Total SqFt.:</b> 2,832	<b>Sq Ft Remarks:</b>	<b>Year Built:</b> 1997
<b>Year Built Remarks:</b>	<b>Lot Dimensions:</b>	<b>Lot SqFt:</b>
<b># of Acres:</b> 0.09	<b>Style:</b> Tri-Plex	<b>Basement:</b> No
<b>Garage Type:</b> Attached	<b>Garage Stall:</b> 1	<b>Association:</b> Yes
<b>CC&amp;Rs:</b> Yes		

<b>County:</b> Lincoln	<b>Property Tax ID #:</b> R534539	<b>Additional Tax ID #s:</b> R534538, R534540
<b>Parcel Nbr:</b> 1111058BB 80004	<b>Additional Parcels:</b> 111108BB 80005	<b>Tax Map Number:</b> 111108BB
	<b>Description:</b> 111108BB 80006	
<b>Tax Lot:</b> 80004	<b>Taxes\$:</b> 5,704.86	<b>Tax Year:</b> 2023
<b>Tax Remarks:</b>	<b>Tax District:</b> 104	<b>Specially Assessed:</b> No
<b>Zoning:</b> R-4 Residential	<b>Neighborhood Code:</b>	<b>Subdivision:</b> Rose Hill Block
<b>Additional Subdv Info:</b>	<b>Subdv Phase/Addition:</b>	<b>Subdv Block:</b> 3
<b>Subdv Parcel/Lot:</b> 14 pnt 015	<b>Hwy 101:</b> West Side	<b>Cross Street:</b> Nye Street

**Directions:** Hwy 101 to 3rd street. West on 3rd street to address  
**Public Remarks:** Investor's Dream! This is one of the two triplexes available—each with a 3x2 and two 2x1 units. Enjoy ample parking, short proximity to the ocean, and Nye Beach's shopping and dining. Ideal proximity to Newport Performing Arts Center, groceries, parks, the post office, library, and more. Out of the tsunami zone. Recent remodels including painting, flooring, and appliances, offer a fresh appeal. Multiple investment opportunities. Lincoln County's lack of affordable housing makes this a lucrative investment. Newly established HOA, complete with 8/2021 structural condition report, condo conversion assessment and reserve study. All this for \$799,000!!!

<b>Miscellaneous:</b> # Units: 3	<b>Street Surface:</b> Paved	<b>Water:</b> City; On Property
<b>External Features:</b> Exterior Color: Blue; Parking Spaces: 4	<b>Internal Features:</b> Water Heater: Electric; Dishwasher; Range/Oven: Electric; Refrigerator; Window Coverings	<b>Electric:</b> On Property
<b>Roof:</b> Composition	<b>Ceiling:</b> Flat	<b>Gas:</b> None
<b>Siding:</b> T1-11	<b>Flooring:</b> Carpet; Vinyl; Wood	<b>Sewer:</b> City
<b>Foundation:</b> Concrete Perimeter	<b>Walls:</b> Paint	<b>Condo/Association:</b> Association Fee\$: 731.25; Condo/Assoc Fee (MQY): Monthly
<b>Deck/Patio:</b> Deck	<b>Heating/Cooling:</b> Zone - Elect	<b>Association Fee Inclusions:</b> Utilities - Common Area; Insurance - General
<b>Outbuildings:</b> None	<b>Alternate Heat:</b> None	<b>Sellers Terms:</b> 1031; Cash; Conventional; Escrow Preference: Western Anji

No.	Bed	Bath	Rent	SqFt	Parking	Lease	Furnished	Stories	Rem.
1	3	2		1127	2				
2	2	1		779	1				
3	2	1		779	1				

**List Price:** 799,000

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