

955 NE Mill Street C-9, Waldport, OR 97394

24-478 Manufactured Only Active **\$75,000**



*Provided as a courtesy of*  
**Samantha McClain**  
 Realty One Group At The Beach, Newport  
 316 NW Coast St.  
 Newport, OR 97365  
 Direct - (503) 318-3020  
[samantha@rogatb.com](mailto:samantha@rogatb.com)  
<https://samanthamcclain.myrealtyonegroup.com/>  
 License #: 201235872



**Oregon Manufactured Structures Dealer** MSD892  
**License #:**

|                            |                    |                            |                         |                               |      |
|----------------------------|--------------------|----------------------------|-------------------------|-------------------------------|------|
| <b>High Price:</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>         | Waldport/Seal Rock | <b>Minor Area:</b>         | Waldport                | <b>Frontage:</b>              | None |
| <b>Primary View:</b>       | None               | <b>Secondary View:</b>     | None                    | <b>Frontage/View Remarks:</b> |      |
| <b>Total Bedrooms:</b>     | 3                  | <b>Total Bathrooms:</b>    | 2                       | <b>Levels:</b>                | One  |
| <b>Total SqFt.:</b>        | 1,152              | <b>Sq Ft Remarks:</b>      |                         | <b>Year Built:</b>            | 1988 |
| <b>Year Built Remarks:</b> |                    | <b>Style:</b>              | Manufactured            | <b>Garage Type:</b>           | None |
| <b>Garage Stall:</b>       | 0                  | <b>Association:</b>        | No                      | <b>Senior Community YN:</b>   | No   |
| <b>CC&amp;Rs:</b>          | Yes                | <b>STR/VR:</b>             | Buyer Due Diligence     |                               |      |

|  |           |                            |                       |                              |                       |
|--|-----------|----------------------------|-----------------------|------------------------------|-----------------------|
| <b>County:</b>                         | Lincoln   | <b>Property Tax ID #:</b>  | M491592               | <b>Additional Tax ID #s:</b> |                       |
| <b>Additional Parcels Description:</b> |           | <b>Tax Map Number:</b>     | 131118DD              | <b>Tax Lot:</b>              | 4101                  |
| <b>Taxes\$:</b>                        | 632.09    | <b>Tax Year:</b>           | 2023                  | <b>Tax Remarks:</b>          |                       |
| <b>Tax District:</b>                   | 301       | <b>Specially Assessed:</b> | No                    | <b>Zoning:</b>               | C-1 Retail Commercial |
| <b>Neighborhood Code:</b>              | WBND      | <b>Subdivision:</b>        | Resort at Bayview PUD | <b>Subdv Parcel/Lot:</b>     |                       |
| <b>Hwy 101:</b>                        | East Side | <b>Cross Street:</b>       |                       |                              |                       |

**Directions:** Hwy 101 in Waldport, turn east at traffic light onto Hwy 34, just before the bridge at the end of town turn left on Mill Street, Bayview Park on the right  
**Public Remarks:** Investment Opportunity in Bay View Subdivision, Waldport! Priced to sell, this fixer presents an excellent chance to customize your dream home in a desirable location. Situated in the Bay View subdivision, this property offers convenience and potential. Boasting an open floorplan and spacious kitchen, there's plenty of room to create your ideal living space. This property comes with a large storage shed and additional amenities, making it perfect for those seeking added storage or workspace. Water, sewer, trash, and cable are included in space rent, providing added value and convenience. Park approval is required. While the price reflects the needed repairs, the investment potential is undeniable. Don't miss out on this incredible opportunity!

|   |  |  |
|---|--|--|
| <b>Manufactured Home:</b> Make: Liberty; Size: 24x48; Tag #: 198434; Park Approval Req'd: Yes; Space Rent: 672<br><b>Association Fee Inclusions:</b> Garbage - Unit; Water - Unit; Sewer - Unit; TV - Unit<br><b>External Features:</b> Exterior Color: White<br><b>Roof:</b> Composition<br><b>Siding:</b> Aluminum<br><b>Foundation:</b> Concrete Perimeter | <b>Street Surface:</b> Paved<br><b>Internal Features:</b> Water Heater: Electric; Dishwasher; Washer/Dryer: Electric; Range/Oven: Electric; Refrigerator; Window Coverings<br><b>Flooring:</b> Carpet; Vinyl<br><b>Heating/Cooling:</b> Electric Forced Air<br><b>Alternate Heat:</b> None | <b>Water:</b> City<br><b>Electric:</b> On Property<br><b>Gas:</b> None<br><b>Sewer:</b> City<br><b>Sellers Terms:</b> Cash; Conventional; Escrow<br>Preference: Western Title Anji; Forms Preference: OREF |
|---|--|--|

| Room Name   | Level | Length | Width | Remarks | Room Name  | Level | Length | Width | Remarks |
|-------------|-------|--------|-------|---------|------------|-------|--------|-------|---------|
| Living Room | Main  |        |       |         | Bedroom 3  | Main  |        |       |         |
| Kitchen     | Main  |        |       |         | Bathroom 1 | Main  |        |       |         |
| Bedroom 1   | Main  |        |       |         | Bathroom 2 | Main  |        |       |         |
| Bedroom 2   | Main  |        |       |         |            |       |        |       |         |

**List Price:** 75,000

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