

REO: Bank Owned Hotel Inn at Port Hadlock



310 Hadlock Bay Rd, Port Hadlock, WA

\$2,350,000

PROPERTY DESCRIPTION

Construction

Cement

Property

The Inn at Port Hadlock is a 46 room hotel that was converted from an industrial building in 1978. The distinct design and appeal of the building provides a premium experience for its guests. Located on 3.11 acres of waterfront property on Port Townsend Bay, there are wonderful views of the marina and the majestic landscape from the property. The inn is approximately 60,000 sq ft and includes a restaurant, lounge, exercise room, business center, day spa, art gallery, gift shop, vending areas and significant conference space.

Area

The property is located in Port Hadlock, WA on Port Townsend Bay. This is a market that benefits from a diverse economy. The tourism sector is a cornerstone of this market and is very strong during the summer season. Major entities in the area include the U.S. Navy and Peninsula College. The Seattle-Tacoma International Airport is about 45 miles to the southeast of the hotel. The Port Hadlock Marina lies directly north of the hotel with access to the 160 slip Marina.

EXECUTIVE SUMMARY

HIGHLIGHTS

- 46 Room Full Service Boutique Hotel with Unique Features and Aesthetic Artist Appeal
- Waterfront Location with Views of the Marina and Majestic Landscape
- 5000 Sq Ft of Flexible Conference Space for Meetings or Events
- Located within 2 hrs of Seattle, WA and the SeaTac International Airport
- Non-Operational Bank Owned Property

For a **Comprehensive Property Investment Brochure**, please complete and submit the attached **Confidentiality Agreement**.

List Price	\$2,350,000
Price per Room	\$51,087
Rooms	46
Building Size Sq Ft	~ 60,000
Land Acres	3.11
Zoning	UGA Commercial
Location	Coastal Resort
Construction	Cement
Year Built	1978



Exclusively Listed By:

Philip Higgins PC

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Brian Resendez

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Property Photos

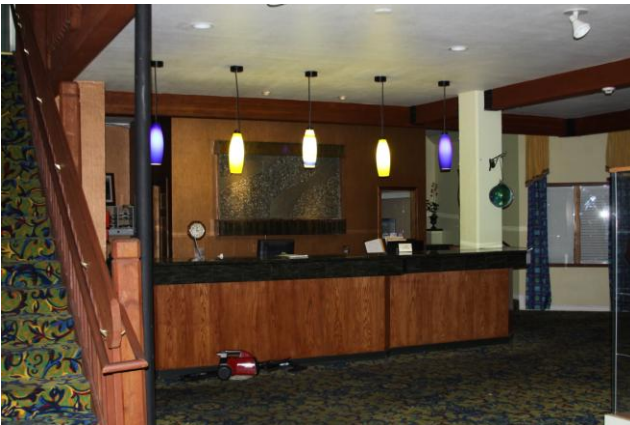
Property (Front)



Interior Entrance



Lobby



Bathroom



Restaurant



Water View





CONFIDENTIALITY/REGISTRATION AGREEMENT

THIS CONFIDENTIALITY AGREEMENT ("Agreement") is made and agreed to by Sperry Van Ness/Bluestone & Hockley ("Broker") and _____ ("Purchaser"), regarding the property known as the **Inn At Port Hadlock** located in Port Hadlock, WA ("Property").

PURCHASER HAS REQUESTED information from Broker for the purpose of evaluating a possible acquisition of the Property. The Owner of the property has instructed Broker to deliver information concerning the Property, much of which is highly confidential, only to those potential purchasers who sign this Agreement.

THE PARTIES AGREE, in consideration of the covenants and agreements contained herein, as follows:

1. Purchaser will not disclose, permit the disclosure of, release, disseminate or transfer, any information obtained hereunder ("Information") to any other person or entity.
2. If Purchaser is a corporation, partnership, limited liability company or other non-natural legal entity, the person(s) signing this Agreement on its behalf will take all appropriate precautions to limit the dissemination of the Information only to those persons within the entity who have need to know of the information, and who are specifically aware of the Agreement and agree to honor it.
3. This Agreement applies to all Information received from Broker, now or in the future, which is not readily available to the general public. Purchaser understands that all information shall be deemed confidential, valuable and proprietary such that its unauthorized disclosure, even without intent to harm, could cause substantial and irreparable harm to Owner and Broker.
4. All information shall be used for the sole purpose of evaluating the potential acquisition of Property, and it shall not at any time, or in any manner, be used for any other purpose.
5. Purchaser shall not contact directly any persons concerning the Property, other than Broker, without Broker's written permission. Such persons include, without limitation, Owner, Owner's employees, suppliers and tenants.
6. Purchaser acknowledges that it is a principal and not an agent on behalf of any other party in conjunction with the purchase of the Property. Purchaser acknowledges that it is not working with any other broker or agent other than the Broker named below in connection with the property.
7. In the event Purchaser is an agent, Purchaser agrees that no confidential information shall be shared with its clients without the client also signing the Confidentiality Agreement and naming the Agent as its representative.
8. Neither Broker nor Owner make any representations or warranty, express or implied, as to the accuracy or completeness of any information provided by them. Purchaser assumes full and complete responsibility for reconfirmation and verification of all information received and expressly waives all rights of recourse against Owner and Broker with respect to the same.
9. The Persons signing on behalf of Purchaser and Broker represent that they have the authority to bind the party for whom they sign.

This Agreement shall be governed and construed in accordance with the laws of the State of Washington.

PURCHASER:

Name / Company: _____

Address: _____

Telephone: _____ Fax Number: _____ Email: _____

BY: _____ Title: _____ Date: _____

BROKER: _____ Date: _____

FAX SIGNED FORM TO: 503-821-7935 OR SCAN TO: brian.resendez@svn.com.