



PUBLISHED RESERVE: \$75,000

LAST ASKING: \$99,000

SIZE: 16,552± Square Feet

ZONING: Residential

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 16,552± square foot ocean view lot is located along SW Fleet Drive, just south of SW 13th Drive, in Lincoln City, and is close to beach access, state parks, shopping and schools. This rectangular-shaped lot has some mild slope and is located in a neighborhood of primarily custom-built homes.



The property has a split zoning of R1-7.5 (front portion of the site) and R1-10 (back portion of the site). The zoning allows for development of a single family dwelling with a minimum lot size of (7,500 or 10,000 square feet), or for a duplex with a minimum lot size of 8,000 square feet. All public utilities are available to the site.

The home situated directly north of the site encroaches slightly onto the Auction Property. (Please see Supplemental Information Package for survey detail.)

LOCATION: Lincoln City, Oregon. APN: 07-11-15DC-15700