

SITE

The Point Arena Boathouse Property includes a total of roughly 0.113 acres (4,945 square feet) with frontage on the Pacific Ocean, within the City limits of the incorporated town of Point Arena. The property includes a single Mendocino County Assessor 's parcel which is improved with an historical Coastguard Boathouse dating back to 1902. The following description of the subject's site and improvements have been taken from Mendocino County public records, interviews with the property owners, and from personal inspection.

Present Use

The subject property is presently improved with a 1,500 square foot boathouse building, that is currently vacant. The most recent use of the property has been for partial residential use, when the building was "upgraded" with partial new wiring and plumbing in 2005/06. Prior uses have reportedly been for seafood (specifically urchin) processing, dating back to the late 1990's through 2000.

Location and Access

The subject property is located at the end of Port Road, with frontage along the Mendocino County coastline. The property is within the city limits of Point Arena. The property includes a single Mendocino County Assessor parcel and is situated between the coastal cliffs and the Point Arena Pier.

Access to the property is considered good from Highway One (aka Main Street), which runs through Point Arena. From Hwy One, Port Road extends westerly to the Point Arena Pier. The property is located at the end of Port Road.

Size/Shape

The subject property has an irregular polygon shape, which is roughly 164 feet long and 30 feet wide. Total area of the subject parcel is roughly 4,945 square feet.

Water & Utilities

The subject property has both developed water and utilities. The property has three-phase power in use to the existing structure, and city water and sewer are both connected and in use.