



## Commercial Property FOR SALE



33166 Highway 34 SE Albany, OR.

**SALE PRICE: \$895,000**

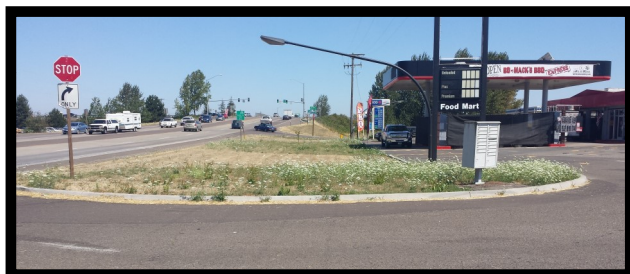
Amazing exposure at the Hwy 34 and I-5 exchange. 0.69 acres zoned Freeway Interchange Commercial. Two premium sign standards included. Building is +/-1,950 SF with roll up doors. Additional 25x25 canopied area. Property was formerly a gas station - there is an NFA letter on record from 2015 for property. Currently used as a window tinting and auto detail shop. Buyer to do due diligence with City & County regarding intended use of the property.

**COMMERCIAL  
REAL ESTATE  
SOLUTIONS**

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