

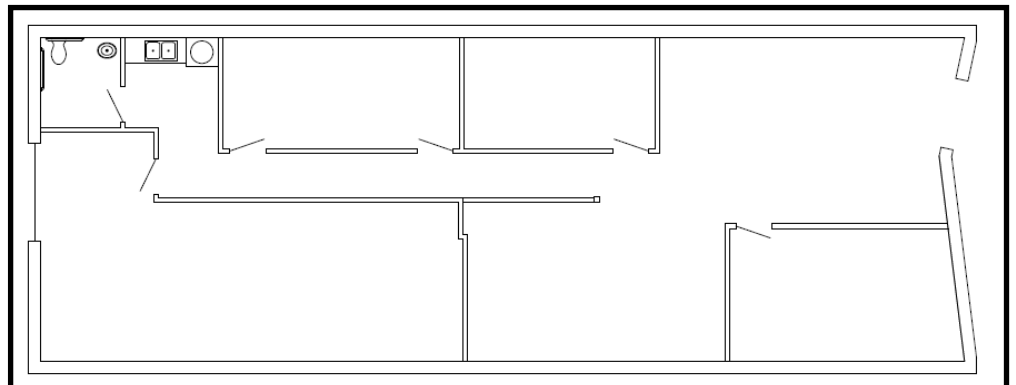


Office Property FOR SALE or LEASE

SALE PRICE: \$295,000 or LEASE PRICE: \$2,250/month Gross

Great single story office space with storage as well. 1,770 SF of office space that is divided into one private office and two larger spaces that could be used as-is or divided with cubicles depending on Tenant needs. There is a kitchenette and a restroom that was remodeled to be ADA compliant as well as a ramp at entry door. 530 SF of storage. 8x8 Roll-up door at back of the building can be used for easy loading and unloading. Parking in back of building as well. Great central location in the heart of Philomath.

1337 Main St. Philomath, OR



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