

# 939 PACIFIC BLVD SE & 726 HILL ST SE

ALBANY, OR

## COMMERCIAL PROPERTY FOR SALE OR LEASE

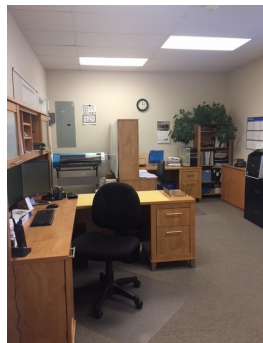


### PROPERTY SUMMARY

**Sale Price: \$575,000**

**Lease Price: \$4,000/month NNN**

**Building Size: 3,200 SF Building**



### PROPERTY OVERVIEW

AMAZING LOCATION at SIGNALIZED INTERSECTION (Pacific Blvd & Hill St across from the new Starbucks)! High traffic counts!

3,200 SF building sits on 2 tax lots (4800,4900) w/ 2 addresses: 939 Pacific Blvd SE (showroom, 2 offices, restroom) & 726 Hill St SE (3 offices, warehouse, receiving area, restroom).

Separately metered power & water so could have two tenants.

Total remodel in last 10 years.

Building has CAT 5E for voice and CAT 6 lines for computers.

Bare lot adjacent to building (4700) is currently used for parking, property in Opportunity Zone & HUBZone. Buyer to do due diligence with City regarding use.

**SHELLEY HENDERSON**

**PRINCIPAL BROKER**

**503-881-7399**

**SHELLEY@OREGONCRES.COM**

**COMMERCIAL**  
REAL ESTATE SOLUTIONS

2376 14th Ave SE | Albany, OR 97322