

THE HALL BUILDING

Mixed Use Retail/Office Building

\$999,000



COMPLEX AMENITIES



- 5-story iconic office building
- 40,000 Square Feet of Commercial Space
- 1920s Architecture with impressive Grand Lobby
- Luxurious Marble Tile
- Elegant Brass Elevator
- Recently remodeled bathrooms
- New roof in 2023



Repairs in Process!!
Get it now or price might go up!!

PROPERTY OVERVIEW

320 Central Ave
Coos Bay, OR

Explore the pinnacle of downtown Coos Bay's prestige embodied by the iconic Hall Building, boasting over 40,000 square feet of unparalleled commercial space. This distinguished structure offers a remarkable five-story arrangement of leased office spaces, each exuding its unique character, complemented by an exclusive private parking lot. The timeless allure of 1920s architecture is celebrated within, showcased by an impressive grand lobby adorned with luxurious marble tile and an elegant brass elevator. Distinguished by a diverse tenant base operating on annual leases, the Hall Building ensures a consistent positive cash flow, presenting a turnkey investment opportunity that seamlessly aligns with your portfolio goals. Recent upgrades including several remodeled bathrooms, a newer natural gas boiler, and a new roof installed in 2022/2023 add value and peace of mind to this prestigious property. Convenience is paramount, as the property provides a private parking lot with 30 reserved spots alongside adjacent public parking. Offering approximately 50 leasable office spaces, the building's expansive layout encompasses over 40,000 square feet, providing versatility to accommodate various business needs.

Elevate your investment portfolio with the Hall Building—an emblem of historical charm, boasting extensive square footage and offering lucrative, hassle-free ownership. Repairs in process—get it now or the price will go up as they make progress.



PROPERTY HIGHLIGHTS



Listing Details

PRICE	\$999,000
SALE TYPE	Investment
PROPERTY TYPE	Office Space
SUB TYPE	Retail
GLA	41,770 SF
LOT SIZE	0.46 AC
YEAR BUILT	1924
PARKING SPACES	30

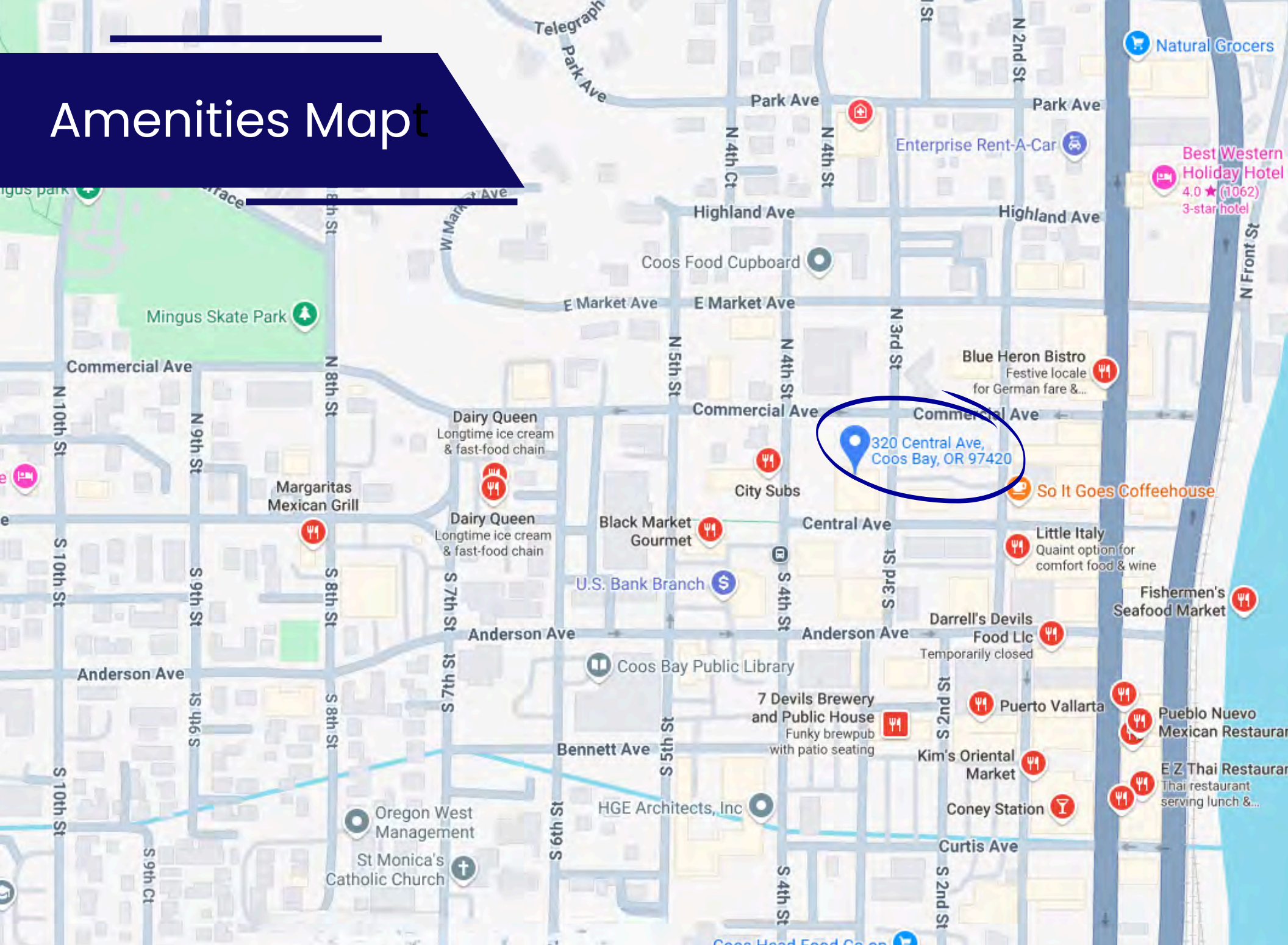


Randy Hoffine
541-260-2651



www.PacificPropertiesTeam.com

Amenities Map





Location Overview

Coos Bay is a city located in Coos County, Oregon, United States, where the Coos River enters Coos Bay on the Pacific Ocean. The city borders the city of North Bend, and together they are often referred to as one entity called either Coos Bay-North Bend or the Bay Area.

Coos Bay is a great place to live, work and play surrounded by a beautiful protected bay, lush emerald forests and the mighty Pacific Ocean. Historically known as Marshfield, Coos Bay celebrates a history in shipbuilding and lumber products while serving as the regional hub for Oregon's south coast. Coos Bay proudly stands today as the largest city on the Oregon coast, with a population of 16,615, and is the medical, education, retail, and professional center for the south coast region.

Demographics



2017 Summary	1 Mile	3 Mile	5 Mile
Population	4,411	26,479	34,822
Households	1,959	11,357	14,784
Families	1,039	6,597	8,794
Average Household Size	2.20	2.30	2.32
Owner Occupied Housing Units	940	6,243	8,442
Renter Occupied Housing Units	1,019	5,113	6,341
Median Age	46.3	44.0	44.8
Median Household Income	\$44,956	\$39,930	\$39,542
Average Household Income	\$61,759	\$55,104	\$55,335
2022 Summary	1 Mile	3 Mile	5 Mile
Population	4,511	26,837	35,343
Households	1,998	11,470	14,953
Families	1,055	6,628	8,846
Average Household Size	2.20	2.30	2.33
Owner Occupied Housing Units	951	6,280	8,516
Renter Occupied Housing Units	1,047	5,190	6,438
Median Age	46.9	44.1	44.8
Median Household Income	\$46,473	\$40,897	\$40,596
Average Household Income	\$67,896	\$60,729	\$61,201