

# ZONED C-1

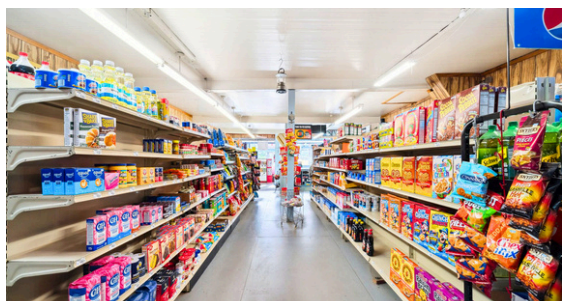
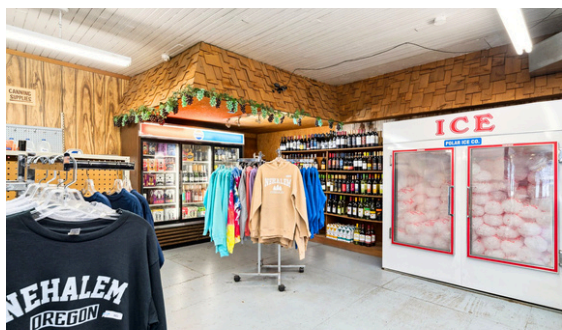
35800 7th (Hwy 101) ST Nehalem, OR 97131

## Downtown Nehalem

# For Sale



## \$995,000



Family-owned for two generations, the Nehalem Food Mart is now being offered for sale as the owners head into retirement. Zoned C-1, this 4,138 SF corner storefront sits in the heart of Downtown Nehalem and is a well-loved stop for locals and tourists alike. The property includes a built-in walk-in cooler and rear storage/warehouse space, offering potential for retail expansion. Convenient rear loading via alley access. Upstairs, the 2,019 SF residence at 13050 Tohl St. features a separate entrance, 3 bedrooms, a spacious living room and kitchen, plus extra space for storage, an office, or workshop. The upper unit is vacant and easy to show. Newer roof. Please do not disturb the on-site occupant—call to schedule showings. Seller financing available with a substantial down payment. Located just across the highway from the Nehalem River.



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