



BERKSHIRE HATHAWAY Home Services | RESIDENTIAL DIVISION | COASTAL/PDX | OregonCoastCommercial.com

# FOR SALE

**MYRTLEWOOD FACTORY  
FACTORY OUTLET**  
903 GARIBALDI AVE  
TILLAMOOK, OR



**BERKSHIRE  
HATHAWAY**  
HomeServices  
*Coastal | PDX*  
COMMERCIAL DIVISION

**\$995,000**

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406 Garibaldi Avenue  
P.O. Box 475  
Garibaldi, OR 97118







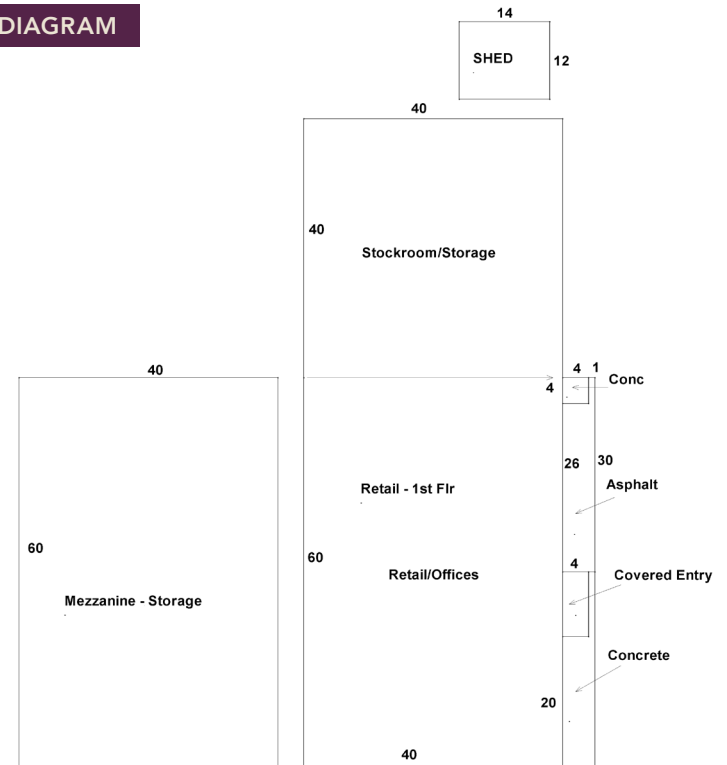
## ICONIC MYRTLEWOOD FACTORY OUTLET BUSINESS & REAL ESTATE FOR SALE!

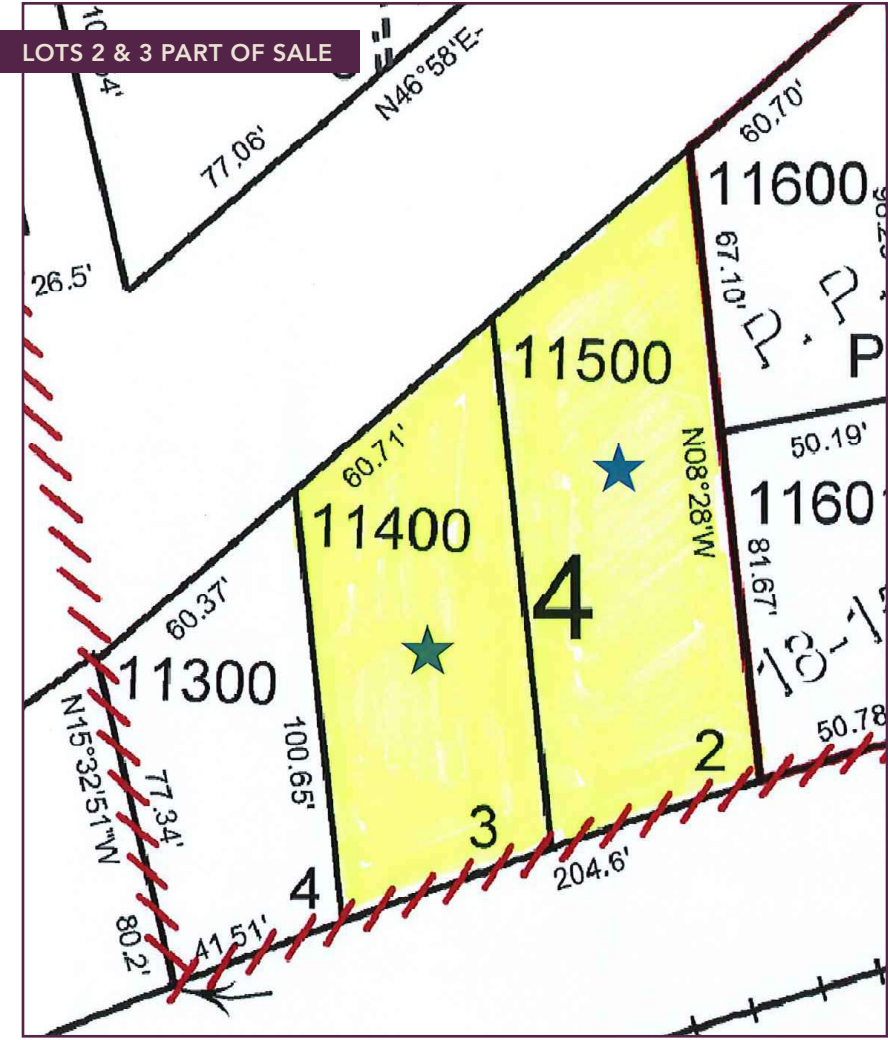
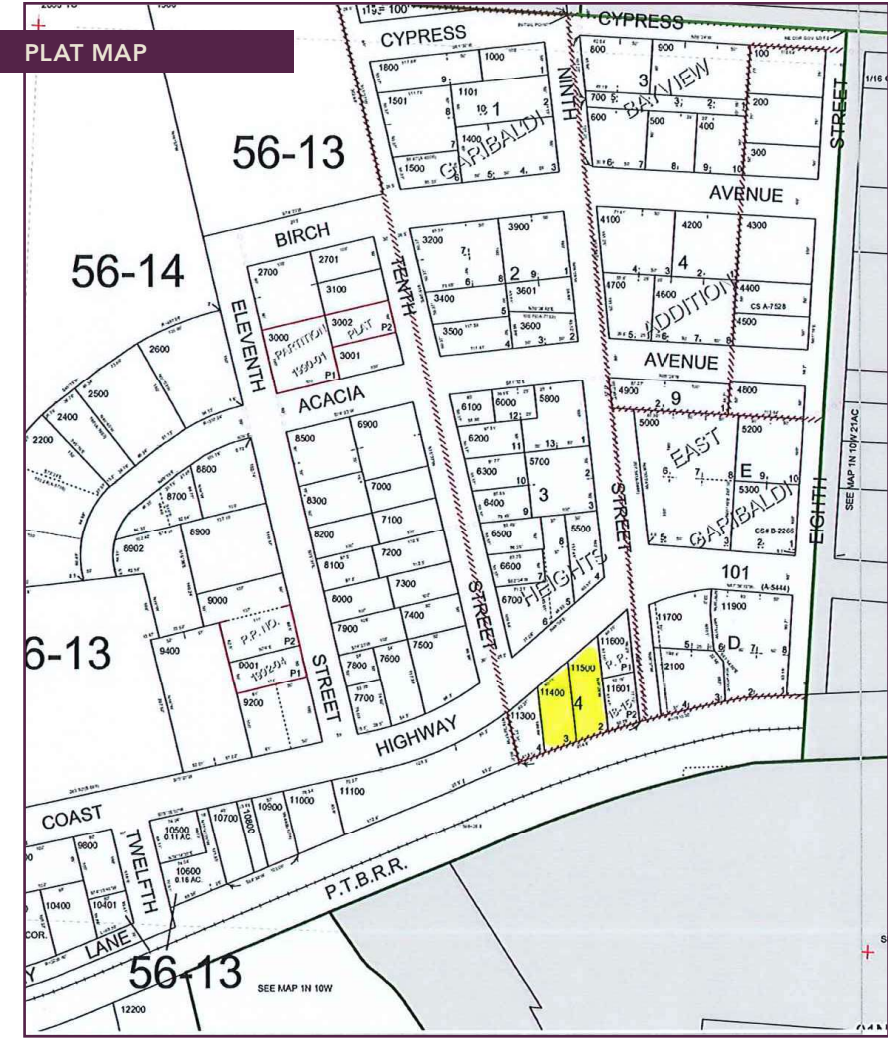
Established over 40 years ago, this prominent retail location in Garibaldi, OR enjoys traffic counts over 9,000 ADT/day. The store offers quality local artisanal work, including gifts, furnishings, lighting, and more. The seller has developed the retail business, increasing revenue annually. The building features a retail area, 2nd floor flex space and shop space. Recent building updates include ductless heat pump, metal roof, and front exterior aesthetic features. There is abundant parking on-site.

6,400 SF Total  
 2,400 SF Retail  
 2,400 SF Mezzanine  
 1,600 SF Shop

0.29 Acres/12,632 SF Lot  
 Built 1980 | Updated  
 Zoned C-1

### BUILDING DIAGRAM





**SALE OF CONTIGUOUS LOT 4, INVENTORY, AND SELLER FINANCING**

- Sale will only include lots 2 and 3. The contiguous Lot 4 is also listed but will not be sold separately until the business and real estate are sold, available to the new Myrtlewood owner first.
- Inventory to be sold separately, value estimated between \$125K and \$150K.
- Seller financing available w/ substantial down payment. Includes Large Directional Sign Easement across Garibaldi Avenue (Hwy 101)





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AERIAL PLAT MAP

