

FOR SALE

LISTED FOR: \$335,000

(NEXT TO) 1040 24TH AVE, ALBANY, OR

# BARE LAND OPPORTUNITY



Listed by  
Brandon Hanson | 541-791-6294  
Licensed Principal Broker in Oregon



PREMIERE PROPERTY GROUP, LLC

# UNIQUE OPPORTUNITY

Prime Residential/Commercial opportunity on a .83-acre lot zoned Office Professional (OP)! Adjacent to A-Class medical offices, schools, and Pacific Blvd, it offers excellent exposure and accessibility. OP zoning allows various uses (w/conditional and site plan approval), including housing (middle, multi, single), assisted living, mixed-use business residences, offices (traditional, industrial), and retail. Wetland delineation is complete. Unlock this property's full potential today!



## DEVELOPMENT CODE

Scan code or

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## ARTICLE 4

### COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS



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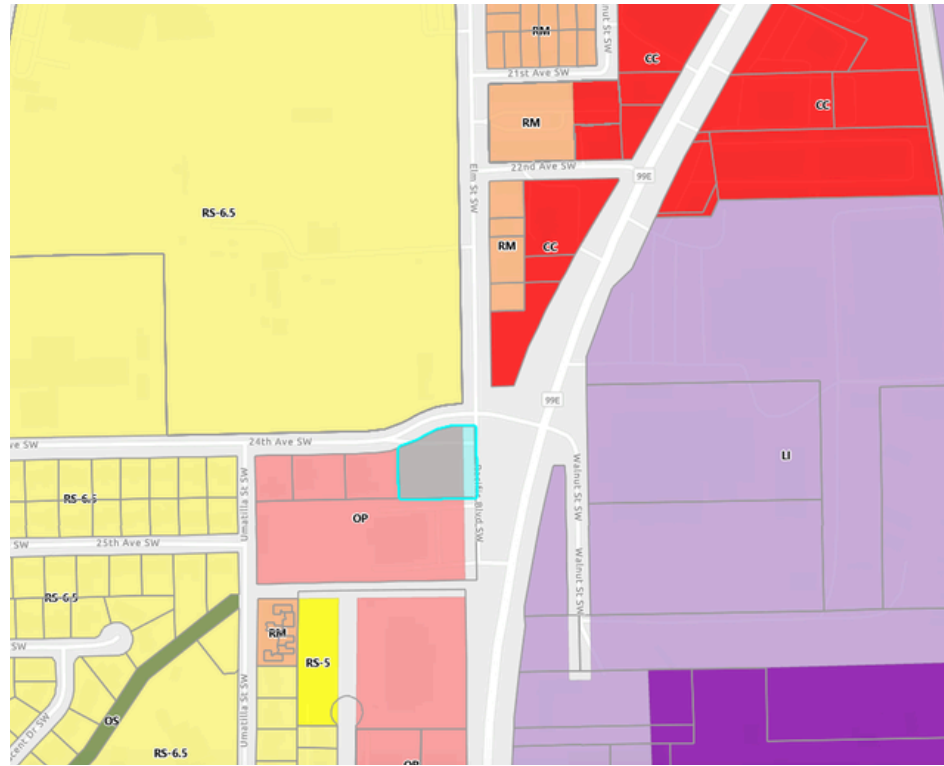
PREMIERE PROPERTY GROUP, LLC

INFO HUB

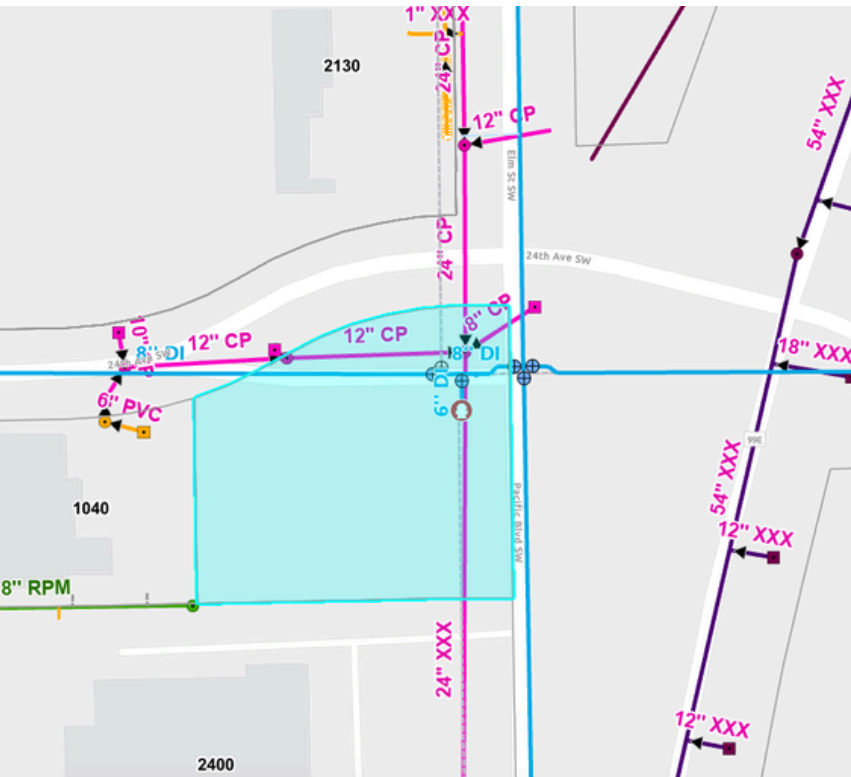


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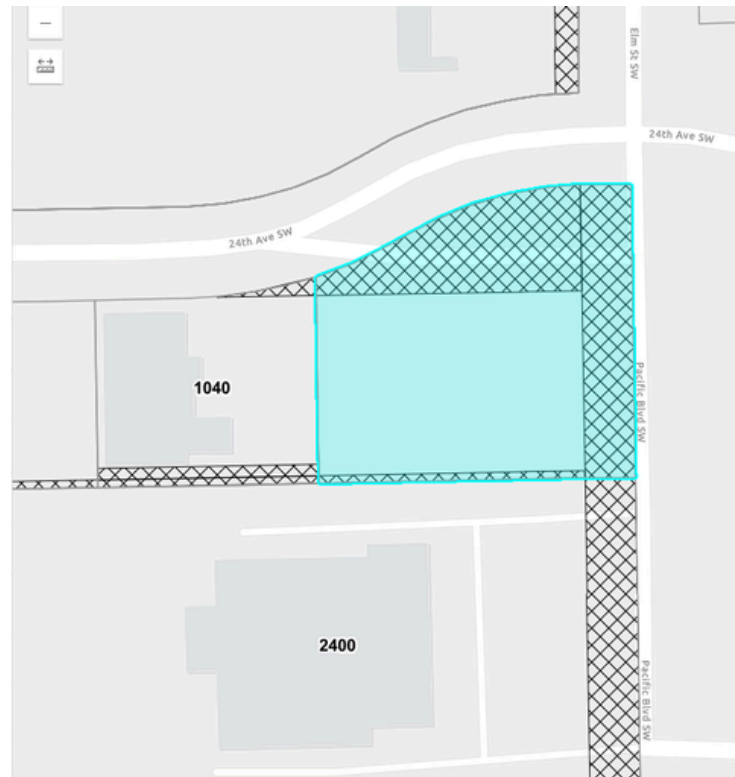
ZONING MAP



UTILITIES



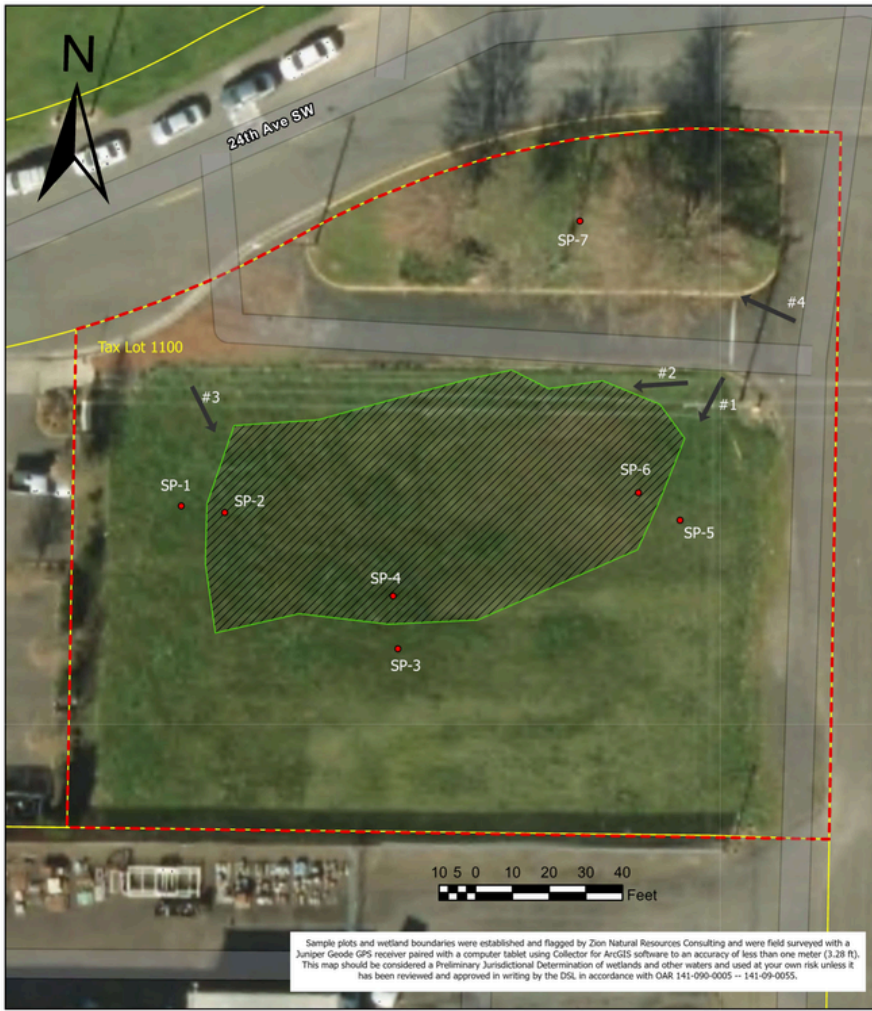
EASEMENTS



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**FIGURE 6 - WETLAND MAP**

Client: M-DAC LLC, Patrick Hagerty  
 Project: 24th Avenue SW  
 Tax Map: T11S-R4W-Sec. 13AB-Tax Lot 1100  
 July 2023

**Legend**

- Study Area 0.83 ac
- Photo Point
- Sample Plot
- Wetland Area 0.16 ac
- Tax Lots Linn County



- Recent Vacation of Elm St.
- Environmental Phase 1 and 2 on File
- Wetland Delineation on File



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