

# FOR SALE



## 796 MAIN STREET, LEBANON, OREGON

Suite 1: 796 Main Street (Gregory Home Team)  
Suite 2: 794 Main Street (The Brick)

Suite 3: 43 West Grant Street (Lil Bombshell)  
Suite 4: 2<sup>nd</sup> Floor Redevelopment Opportunity

13,948 TOTAL SF | LISTED FOR: \$1,325,000

Listed by  
Brandon Hanson | 541-791-6294  
Licensed Oregon Real Estate Broker



This information deemed reliable, but not guaranteed.  
All maps, exhibits, and other materials are based on  
sources deemed trustworthy; however, interested  
parties should verify all details independently.

**HANSON**  
PROPERTY GROUP  
PREMIERE PROPERTY GROUP, LLC



**This is a great opportunity to own a historic building at a signalized intersection in the heart of downtown Lebanon!**

Significant building upgrades: seismic retrofitting, fire sprinklers, new steel cornice/awnings/front facade, main level electrical service/wiring, HVAC, storefront/transom windows, ADA restrooms, and exterior resurfacing. Elevator served. Three tenants on the main level in remodeled suites. The 2nd level is an open opportunity for residential, commercial or a mix of both. CCM Zoning.

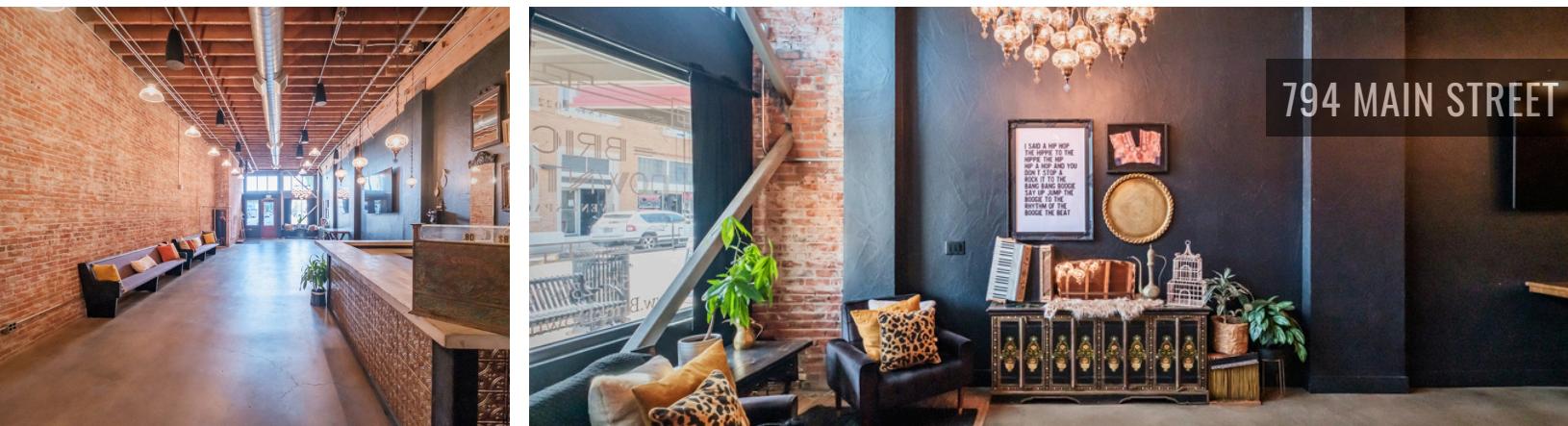


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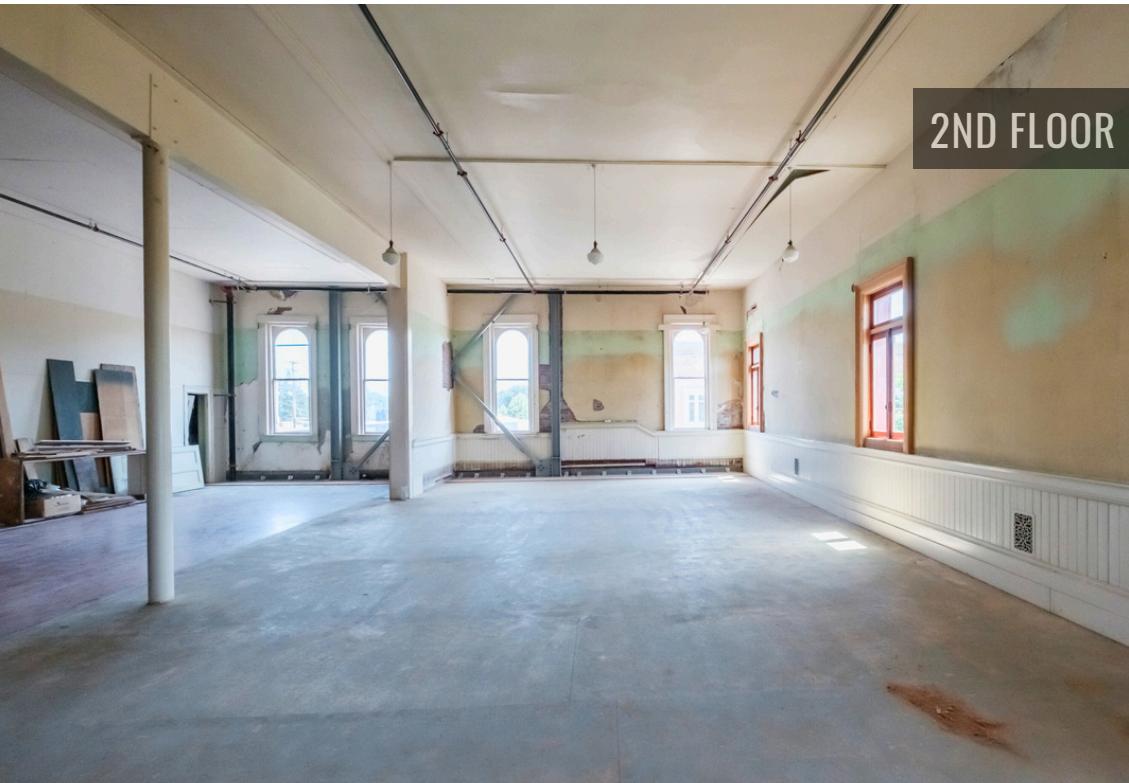
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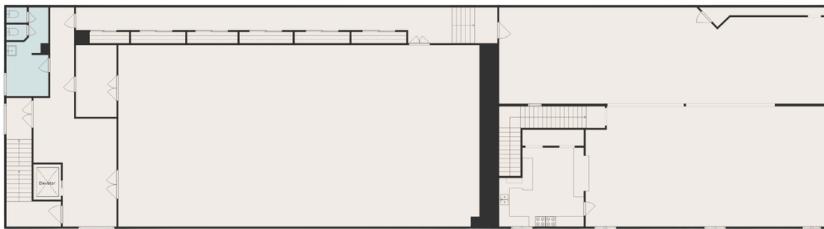
# PROPERTY DETAILS

- **Property Type:** Historic building at a signalized intersection.
- **Location:** Downtown Lebanon, 6970 sq ft corner lot on Main St.
- **Zoning:** Z-CCM (Central Business Commercial), allowing for mixed commercial and residential use.
- **Building History:** Originally built in 1886, expanded in 1958.
- **Significant Upgrades:** Seismic retrofitting (front), fire sprinklers, new steel cornice/awnings/front facade, main level electrical, HVAC (main level), storefront/transom windows, ADA bathrooms, exterior resurfacing.

- **Main Level:** Three tenant-occupied suites (796 Main, 794 Main Street, 43 West Grant). 796 & 794 Main Street share a common space and restrooms. 43 West Grant has its own restrooms.
- **Second Level:** Open for residential, commercial, or mixed use, currently with one restroom, a large ballroom/auditorium, and a partially finished space with a kitchen.
- **Utilities:** Separate gas and electric meters for units. Landlord pays for water/sewer.



## 2ND FLOOR REDEVELOPMENT OPPORTUNITY



## UPPER LOFT



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