



BERKSHIRE  
HATHAWAY

**LANDMARK  
DOWNTOWN  
TILLAMOOK  
RESTAURANT  
& COMMERCIAL  
OPPORTUNITY**

8,658 SF BUILDING  
BUILT IN 1920  
ZONED C-*Commercial*

*\$899,000*

**VALERIE SCHUMANN**  
*Principal Broker*

406 GARIBALDI AVENUE  
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GARIBALDI, OR 97118

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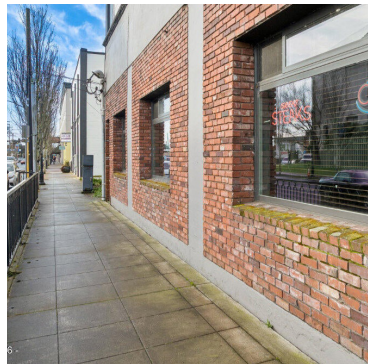
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# FOR SALE

**\$899K** | HISTORICAL RESTAURANT PROPERTY | 2015 1ST STREET | TILLAMOOK, OR



## PRIME DOWNTOWN TILLAMOOK COMMERCIAL OPPORTUNITY - ICONIC RESTAURANT LOCATION

Positioned at the highly visible corner of Highway 101 (*Pacific Avenue*) and Highway 6 (*1st Street*), this long-standing restaurant property offers a rare opportunity to own a cornerstone location in the heart of Tillamook. Blending historic character with thoughtful updates, the building features inviting western-inspired interiors, a well-equipped kitchen, and flexible second-floor space ready for a variety of commercial or mixed-use possibilities. With strong street presence, ample on-site parking, and a winning location, this property is ideal for restaurateurs, investors, or entrepreneurs looking to establish a destination business on the Oregon Coast.

- **Prime corner location** in downtown Tillamook at Hwy 101 (*Pacific Avenue*) & Hwy 6 (*1st Street*)
- **8,658 SF Building:** 2,886± SF Ground Floor – *Full Service Restaurant and Bar*; 2,886± SF 2nd Floor – *Partial Build-Out*; 2,886± SF Basement – *Full Basement for Storage and Operations*
- **Daily Traffic Counts:** Over 20,000 Cars Daily
- **0.21± Acre/ 9,148± Lot:** Includes contiguous 17-space parking lot for customer convenience



**BERKSHIRE  
HATHAWAY**

**ESTABLISHED  
RESTAURANT  
LAYOUT WITH  
RENOVATED  
WESTERN/FARM-  
STYLE INTERIOR,  
FAMILY DINING  
AREA, AND  
SEPARATE BAR**

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HATHAWAY**

**FULLY EQUIPPED  
KITCHEN PLUS  
LARGE BASEMENT  
FOR STORAGE  
AND OPERATIONS —  
SECOND-FLOOR  
SPACE SUITABLE  
FOR OFFICE,  
EVENTS, OR  
EXPANSION  
OPPORTUNITIES**

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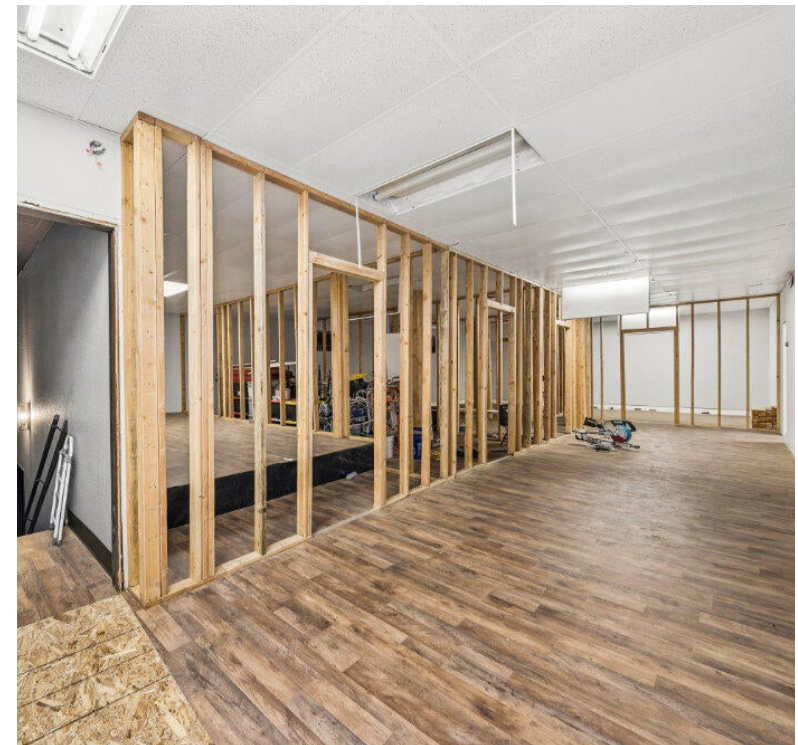
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HISTORICAL RESTAURANT PROPERTY | 2015 1ST STREET | TILLAMOOK, OR

★ AERIAL MAP



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# LANDMARK DOWNTOWN TILLAMOOK OPPORTUNITY

HISTORICAL RESTAURANT PROPERTY | 2015 1ST STREET | TILLAMOOK, OR

★ SURVEY MAP



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## ★ BUILDING DIAGRAM

