

FOR SALE

MYRTLEWOOD FACTORY OUTLET

903 GARIBALDI AVE
GARIBALDI, OR



**BERKSHIRE
HATHAWAY**
HomeServices

Coastal | PDX

COMMERCIAL DIVISION

\$795,000

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

903 GARIBALDI AVENUE, GARIBALDI, OR 97118 | BUILDING, BUSINESS, FF&E, LOTS 2 & 3



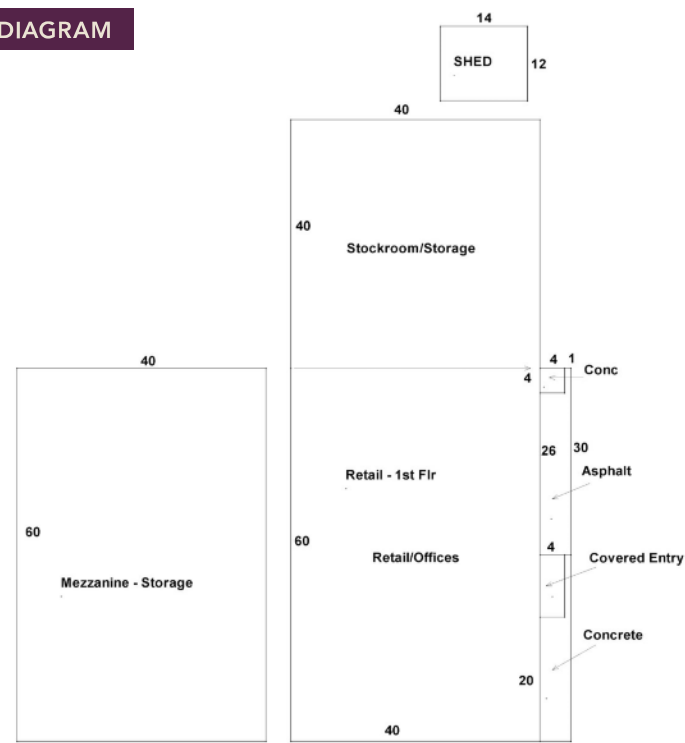
ICONIC MYRTLEWOOD FACTORY OUTLET BUSINESS & REAL ESTATE FOR SALE!

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 and shop space. Recent building updates include ductless heat pump, metal roof, and front exterior aesthetic features. There is abundant parking on-site.

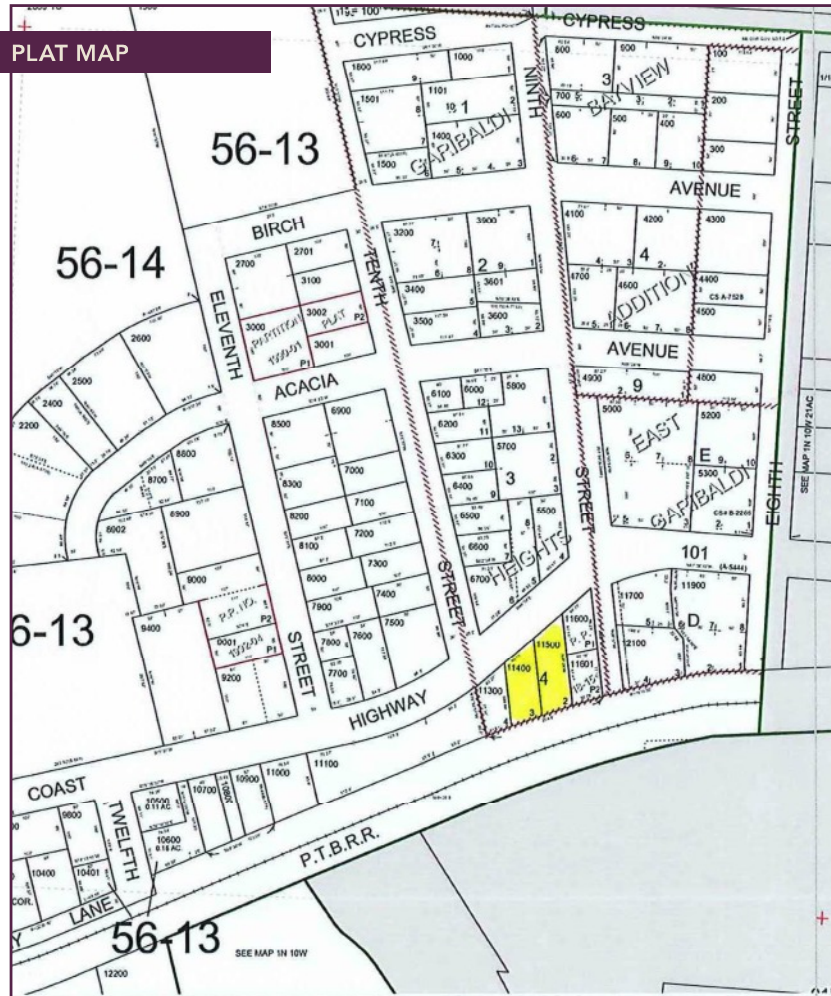
6,400 SF Total
2,400 SF Retail
2,400 SF Mezzanine
1,600 SF Shop

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

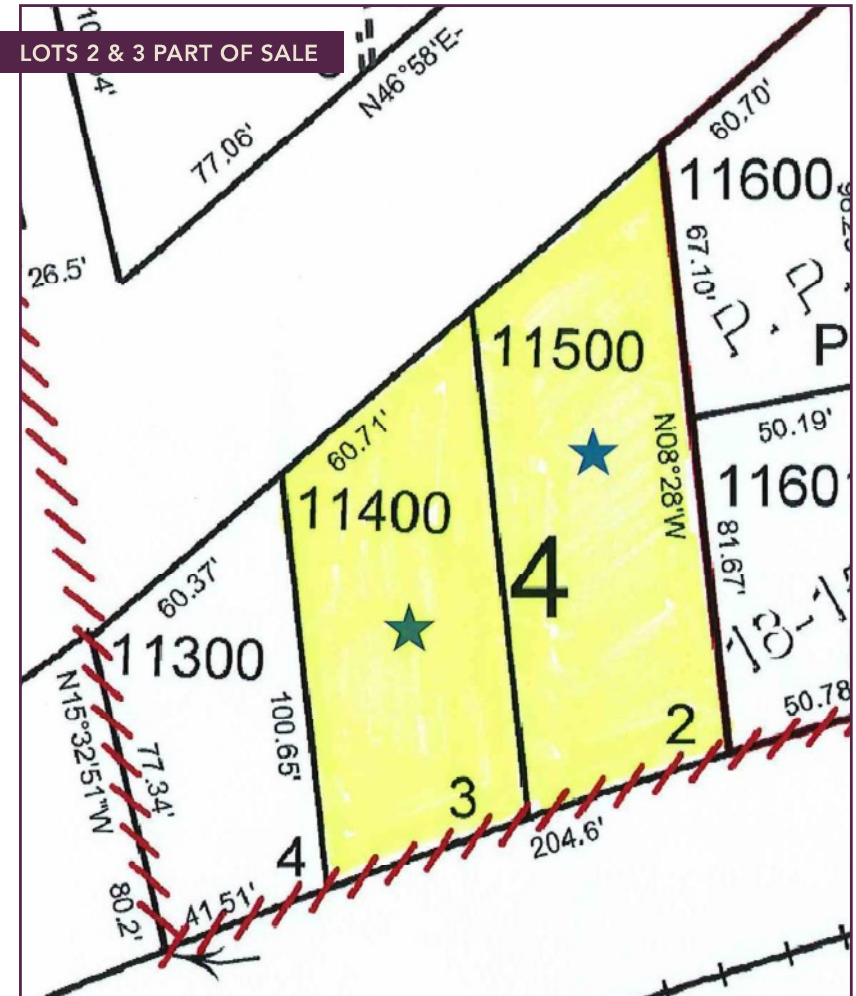
BUILDING DIAGRAM



PLAT MAP



LOTS 2 & 3 PART OF SALE



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

