

# FOR SALE

1318 NW 9<sup>TH</sup> STREET  
CORVALLIS, OREGON 97330

FactoryWiz

1318

## WELL LOCATED RETAIL/OFFICE PROPERTY IN DOWNTOWN CORVALLIS

### OFFER SUMMARY

SALE PRICE: \$2,197,000

BUILDING SIZE: 7,721 SF

LOT SIZE: 0.47 AC

YEAR BUILT: 1998

NO. OF TENANTS: 3

ZONING: CMU-2

### PROPERTY SUMMARY

Located on the highest traffic artery in Corvallis, this three tenant office or retail site provides a new owner user some in-place income from the two remaining tenants to offset costs of ownership. End cap Suite 100 is available soon and at 3,411 sq ft provides 44% of the space to an owner user. Space also available for lease. At least 8 offices, conference room, waiting room, and a large area with a sink that is demisable into more offices. Includes break room/kitchenette and bathroom.

### PROPERTY HIGHLIGHTS

- Multiple tenants gives owner user in place income plus long term expansion options
- High visibility with great signage
- Located at a Corvallis Transit System stop
- High traffic counts on Corvallis' main commercial artery
- For sale or lease
- Zoning allows for a broad array of commercial uses

### OWNER USER OPPORTUNITY



[www.svnimbrie.com](http://www.svnimbrie.com)

BJORN BEER | VICE PRESIDENT

O: 503.208.9400

M: 541.745.4050

[bjorn.beer@svn.com](mailto:bjorn.beer@svn.com)