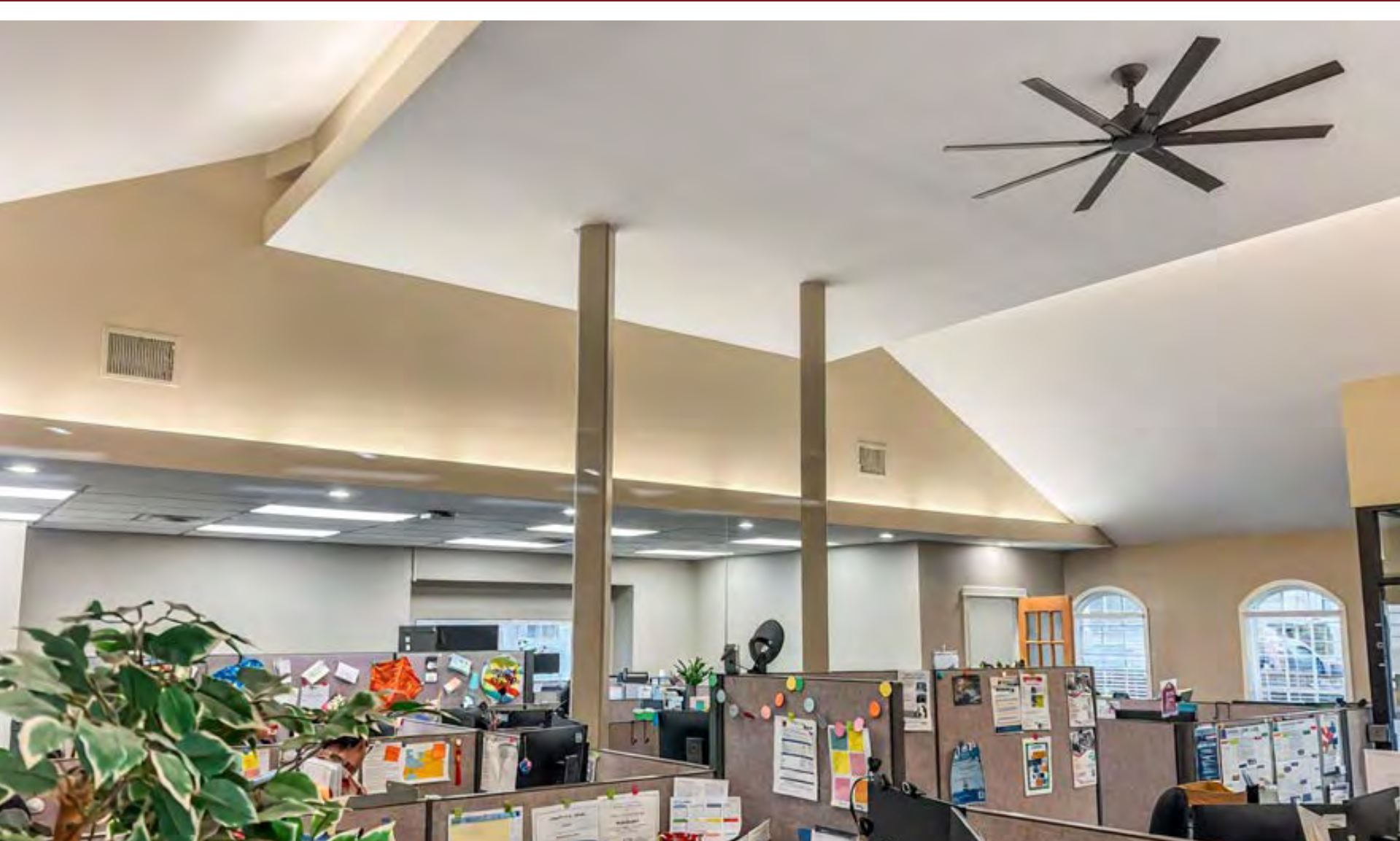


FOR SALE

411 PACIFIC AVENUE TILLAMOOK, OR FULLY LEASED OFFICE BUILDING



2,641 SF OFFICE BUILDING



Seize this high-visibility investment opportunity in Tillamook, OR!

This approx. 2,641 SF former bank building has been converted for single-tenant office use and is prominently located on Hwy 101, ensuring excellent exposure. The property is fully leased to the State of Oregon, offering stable long-term income. This is a turnkey investment opportunity with a reliable government tenant in place. Professional management company in place and interested in continuing their services. Contact us today for more details!

PROPERTY HIGHLIGHTS

- Prominent location on Hwy 101 with high visibility
- Approx. 2,641 SF office building
- Approx. 0.43 acres land
- Fully leased to State of Oregon Employment Department
- Lease expires November 30, 2033
- Two extension options for 3 years each
- 3% annual escalations
- Modified Gross Lease
- On-site parking for tenant and visitors
- Well-maintained former bank building

OFFERING SUMMARY

Sale Price: \$879,000

2025 Actual Income: \$76,335
2025 Actual Expenses: \$19,454
2025 NOI: \$56,881

2026 Estimated Income: \$78,707
2026 Estimated Expenses: \$17,105
2026 NOI: \$61,602

FOR MORE INFORMATION, CONTACT:

Danny McGinley
danny@redsidepdx.com
503.706.6290

The information contained here in has been obtained from sources deemed to be reliable. We do not guarantee its accuracy. All in formation should be verified prior to a transaction. View the Real Estate Agency Pamphlet by visiting our website, www.redsidepdx.com/availability.html.

