

[For Sale]

Commercial Warehouse

1103 Bridge St, Vernonia, OR 97064



Kyle Hayden

C 503 969 7768

kyle@hayden-group.com

www.hgcres.com

Nick Baldwin

C 503 709 6190

nick@hayden-group.com

www.hgcres.com

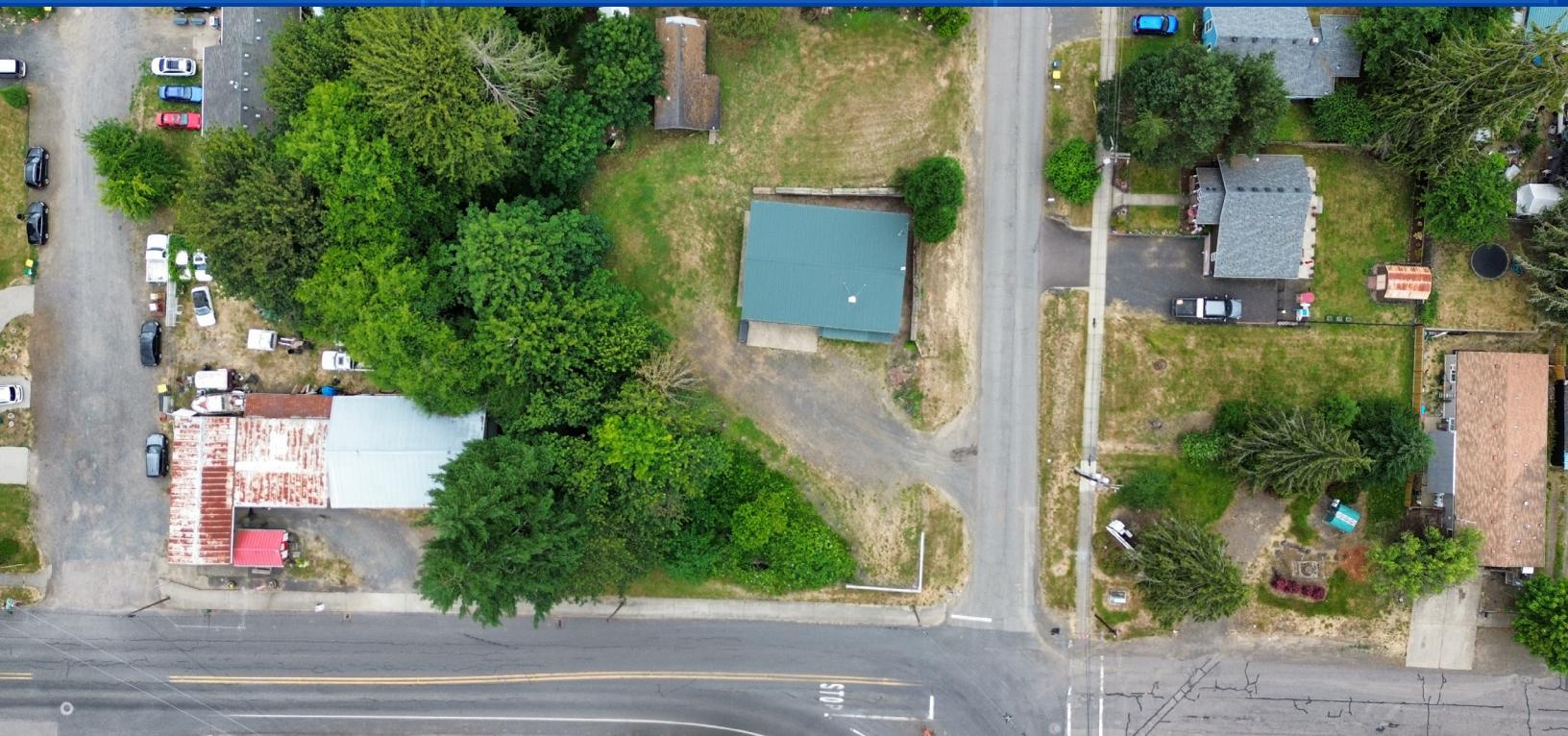
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The Property

Positioned prominently on the corner of Nehalem (HWY47) and Bridge Street, this .36-acre property boasts unbeatable road frontage and visibility. The spacious warehouse features two 10x10 roll up doors, 9k lbs automotive lift, office/lobby space, one bathroom, and an additional loft area for storage. The property provides ample space for parking and/or storage, ideal for a wide range of uses allowed in the General Commercial (GC) Zone.

Highlights

- » Two 10x10 roll up doors
- » Automotive lift
- » Zoned GC
- » Sales Price: \$289,000
- » Lot Size: .36 acres

Summary



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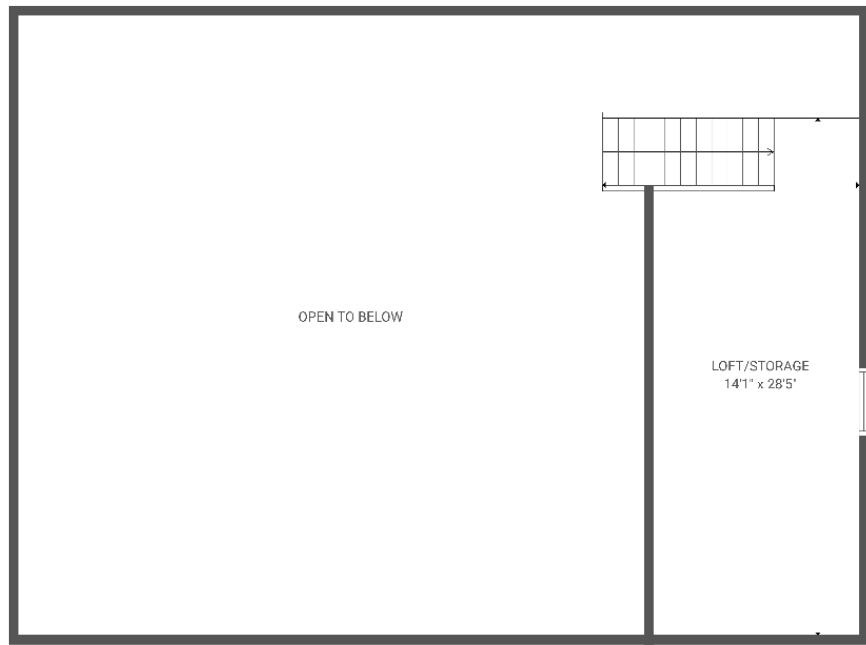
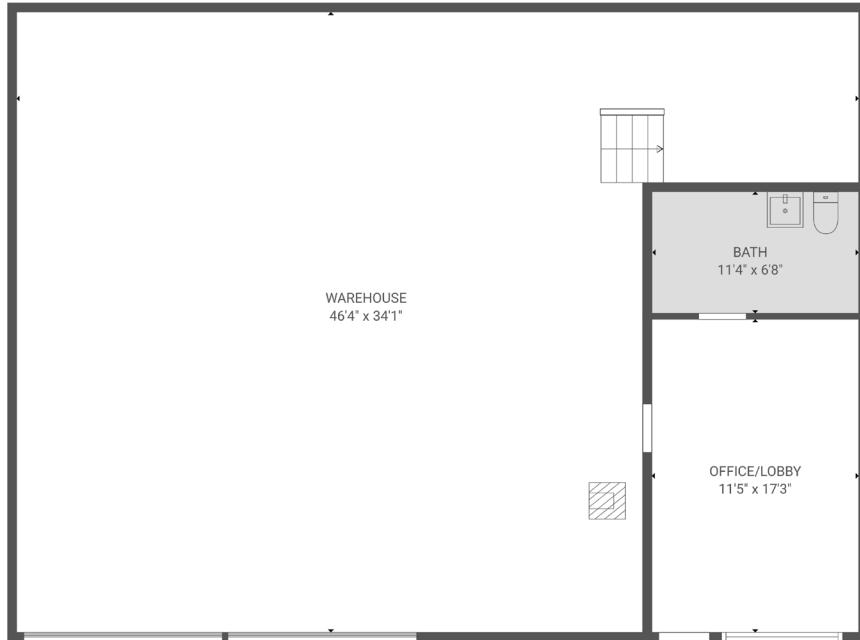
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Floor plan created by Cubicasa App. Measurements deemed highly reliable but not guaranteed.

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Zoning

Purpose - The General Commercial Zone is intended to provide for the broad range of commercial operations and services required for the proper and convenient functioning of commercial centers serving large areas of the county. Uses permitted are intended to include all retail and service operations that may be appropriately located within a shopping district and that are normally required to sustain a community.

A. Uses Permitted Outright - In a GC zone the following uses and their accessory uses are permitted outright:

1. Retail or wholesale trade establishment;
2. Repair or maintenance service;
3. Office;
4. Personal or business service establishment;
5. Eating or drinking establishment;
6. Financial institution;
7. Amusement establishment.

B. Conditional Uses Permitted- In a GC zone the following uses and their accessory uses are permitted subject to the provisions of Section 9-01.06 of this chapter:

1. Public or private athletic fields;
2. RV parks;
3. Railroad or other transportation facility passenger depot;
4. Public or semi-public buildings such as city government buildings, fire stations and power substations, and uses essential to the physical, economic, and social welfare of the area;
5. Single or multi-family dwelling units located on the second story of any permitted use as set forth in Section 9-01.03-40. A above, where no more than 49% of the total square footage, or as approved by the Planning Commission, is used for residential uses. (Ordinance 924)
6. Manufactured Home Park
7. Adult Entertainment as regulated by Title 10 (Ordinance 850)

C. Standards - In a GC zone the following standards shall apply, except as provided for in Section 9-01.05 or 9-01.10-90. Further, for lots that share a boundary with a residential zone, the side of the lot that shares the boundary shall have the same dimensional, development and design standards as the residential zone with which it shares the boundary.

More information on zoning and use can be found on the City Of Vernonia website at <https://www.vernonia-or.gov/municipal-code/title-9/>

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Location

The property is located on Nehalem (HWY47) and Bridge Street in Vernonia. The property is zoned General Commercial.

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