

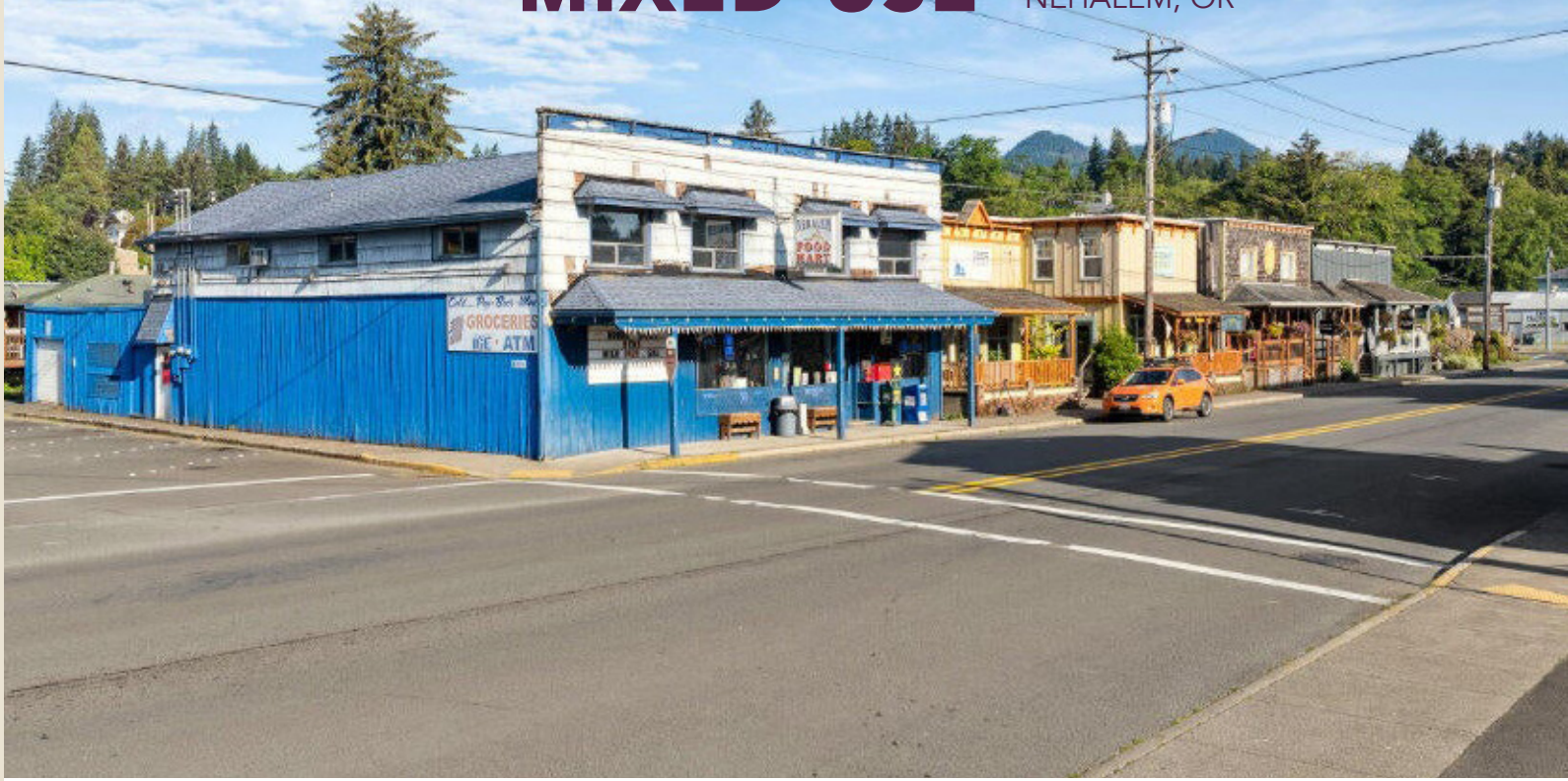


BERKSHIRE HATHAWAY Home Services | COMMERCIAL DIVISION | COASTAL/PDX | OregonCoastCommercial.com

FOR SALE MIXED-USE

**BUSINESS & FF&E,
STOREFRONT,
RESIDENCE, AND LOT!**

35800 7TH (HWY 101) STREET
NEHALEM, OR



**BERKSHIRE
HATHAWAY**
HomeServices

Coastal | PDX

COMMERCIAL DIVISION

\$1.375 M

Valerie Schumann, Broker

C: 503-812-8423

vschumann@bhhsnw.com

Roger Cooper, Broker

C: 503-367-6911

rcooper@bhhsnw.com

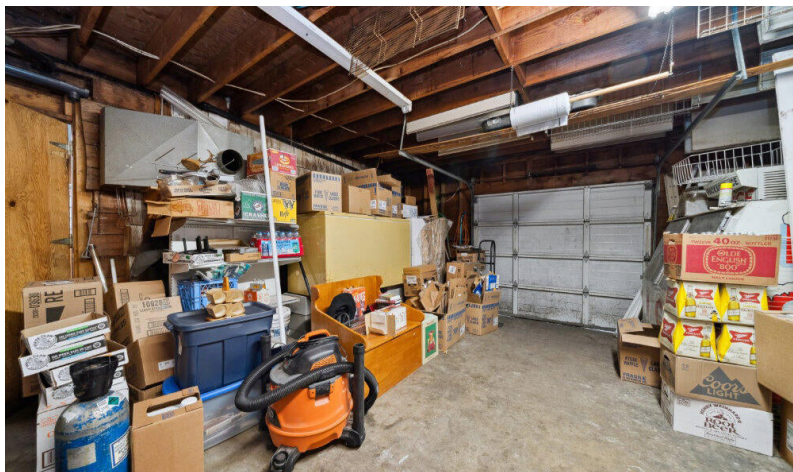
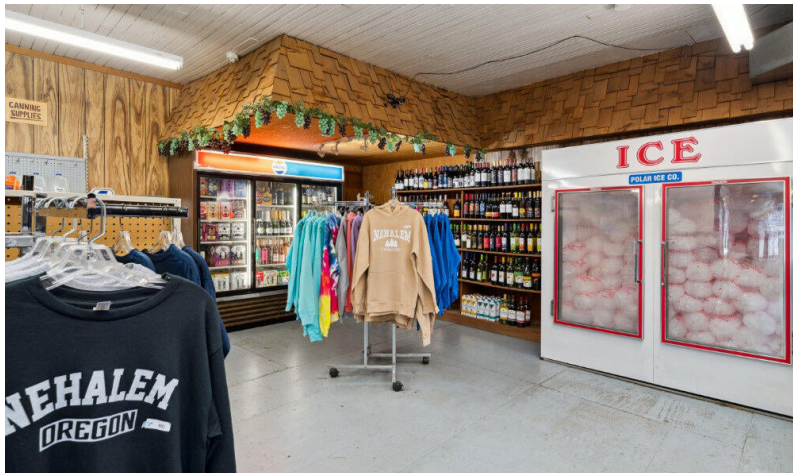
406 Garibaldi Avenue

P.O. Box 475

Garibaldi, OR 97118



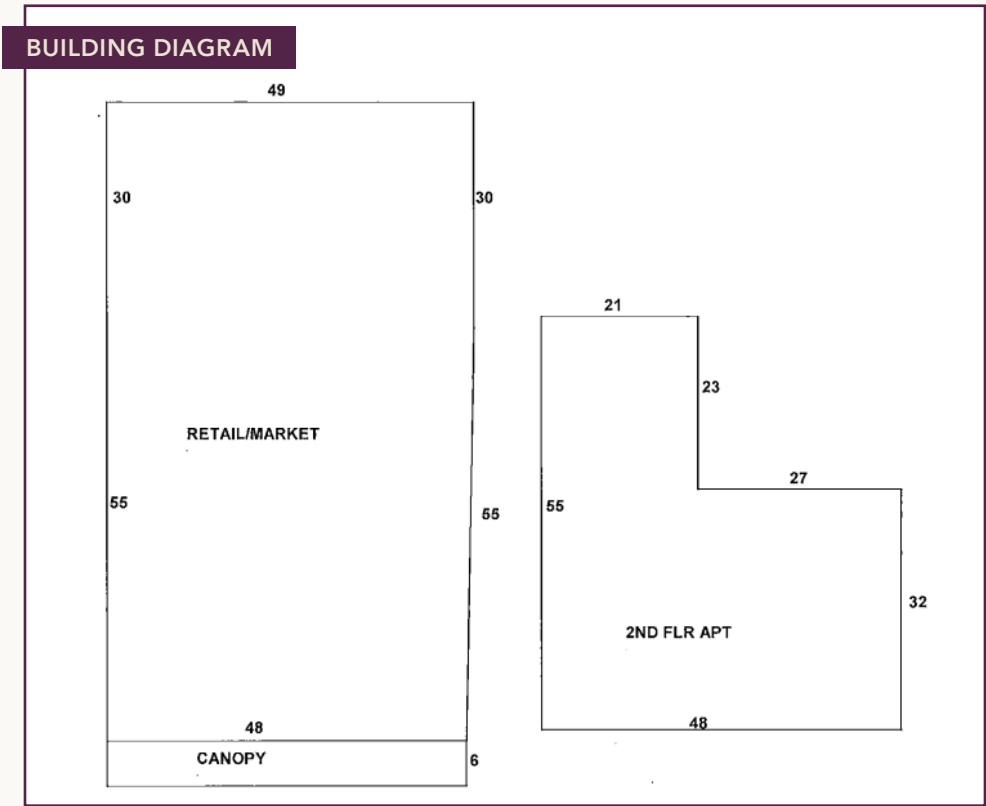
35800 7TH (HWY 101) STREET, NEHALEM, OR 97131 | BUSINESS & FF&E, BUILDING, RESIDENCE, AND LOT!



DOWNTOWN GEM READY FOR THE NEXT GENERATION!

Family Owned for 2 generations, the Nehalem Food Mart is now available for sale due to seller retirement. Zoned C-1, The 4,138 SF ground floor corner storefront is prominently located in the heart of Downtown Nehalem, and is popular stop for locals, visitors and tourists. Built-in walk-in, rear store storage/warehouse areas could provide for an expanded retail store area. Rear loading off alley access. Upstairs 2,019 SF residence with separate exterior entrance @ 13050 Tohl St., has 3 bedrooms, large living room and kitchen, plus additional storage, office and/or workshop areas. Newer roof. Please do not approach occupant, call for showings. Upstairs is vacant and easy to show. Seller financing available with significant down payment. Across the highway from the Nehalem River.

6,157 SF Total	0.10 Acres/4,356 SF Lot
4,138 SF Ground Floor	Built 1925 Updated
2,019 SF Residence	Zoned C-1



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HATHAWAY



Valerie Schumann, Principal Broker
C: 503-812-8423 | vschumann@bhhsnw.com

Roger Cooper, Principal Broker
C: 503-367-6911 | rcooper@bhhsnw.com

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AERIAL PLAT MAP

