

**FOR SALE**

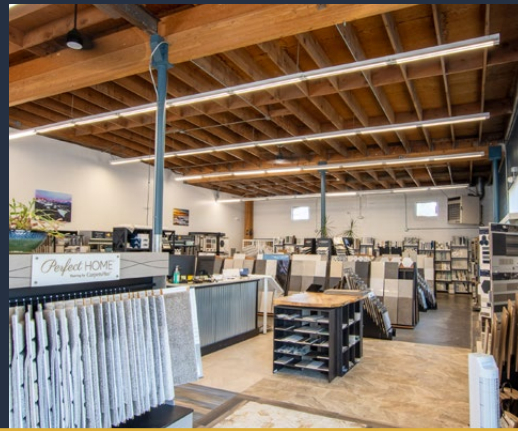
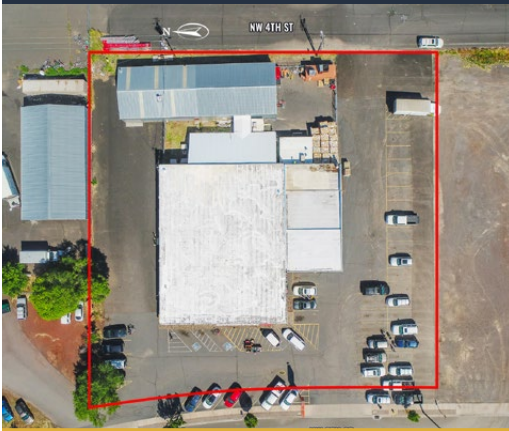
**13,936 SF | \$3,500,000**

# Rare Opportunity to Acquire a Vacant Retail/Warehouse Facility

798 NW 5th Street, Redmond, OR 97756



**GREAT LOCATION WITH TRAFFIC COUNTS OVER 9,500 AADT**



**Russell Huntamer, CCIM | Dan Kemp, CCIM**  
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**FOR SALE**

**\$3,500,000**

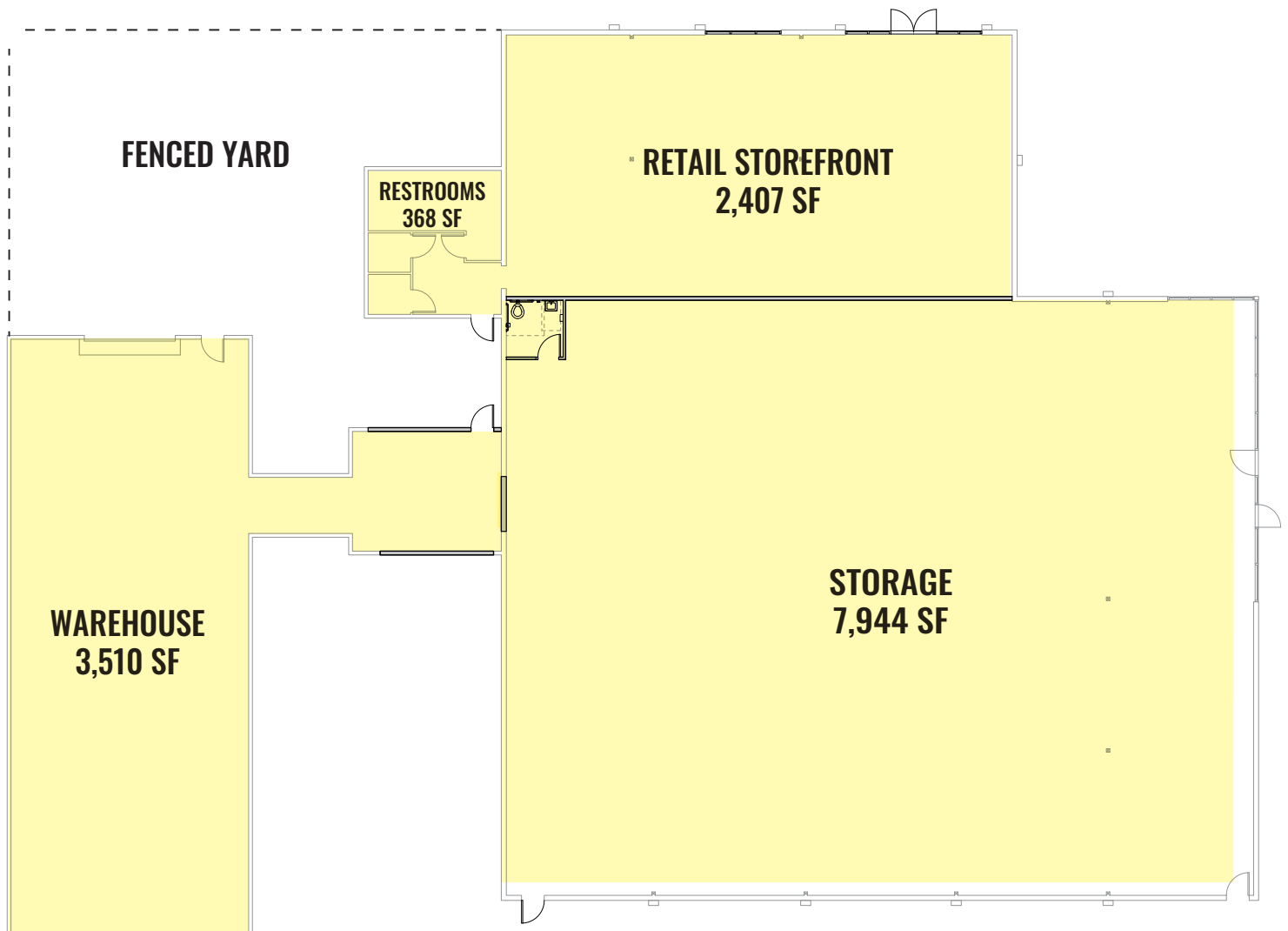
## Rare Opportunity to Acquire a Vacant Retail/Warehouse Facility

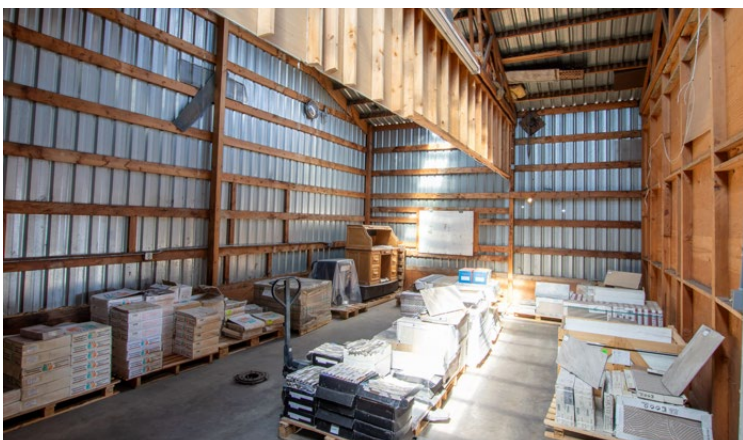
### PROPERTY DETAILS

<b>Avail. Space:</b>	13,936 SF
<b>Sale Price:</b>	\$3,500,000
<b>Price/SF:</b>	\$251.15
<b>Lot Size:</b>	0.93 Acres
<b>Year Built:</b>	1963, remodeled in 2023
<b>Zoning:</b>	Central Business (C2)
<b>Parking:</b>	49 shared onsite surface parking spaces

### HIGHLIGHTS

- Potential to deliver the entire 13,936 SF building vacant for owner-user occupancy
- Building includes an open retail storefront with private restrooms, warehouse space with a 14' roll up door, and almost 8,000 SF of storage
- Pylon signage available on 5th Street
- High visibility location with traffic counts over 9,500 AADT (2023)
- Great access, visibility and parking
- New 47-unit residential development recently constructed just south of the property





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**798 NW 5TH ST**

Brokers are licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.

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