

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 Rent & Expense Reimbursement: \$ 75,847

2025 Estimated Expenses: \$ 15,660

2025 NOI: \$ 60,187

FOR MORE INFORMATION, CONTACT:

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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](http://www.redsidepdx.com/availability.html).