

SALE

REDEVELOPMENT OPPORTUNITY | CORVALLIS OR

515 Southwest Western Boulevard Corvallis, OR 97333



LOCATION DESCRIPTION

This prime property is located in Corvallis, Oregon. Known for being the home of Oregon State University, a prestigious institution celebrated for its academic excellence and groundbreaking research initiatives, adding an influential academic and cultural presence and bolstering the area's appeal for housing and businesses. The vibrant riverfront and downtown district, just a few blocks away, offer a variety of dining options, from local favorites like Sky High Brewing and Pub to upscale dining at Del Alma, shopping, parks, and much more.

OFFERING SUMMARY

Sale Price:	\$520,000
Lot Size:	0.16 Acres
Building Size:	3,318 SF
Zone:	RS-12

PROPERTY DESCRIPTION

An exceptional opportunity with seller financing available. This property offers a strategic investment in the thriving Corvallis area. Its proximity to OSU and downtown Corvallis makes it ideal for a multifamily or mixed-use project.

PROPERTY HIGHLIGHTS

- Seller financing available to qualified buyer
- Outstanding redevelopment opportunity
- Located in the University Neighborhoods Overlay & Avery-Helm Historic District
- Selling in AS-IS-WHERE-IS condition.

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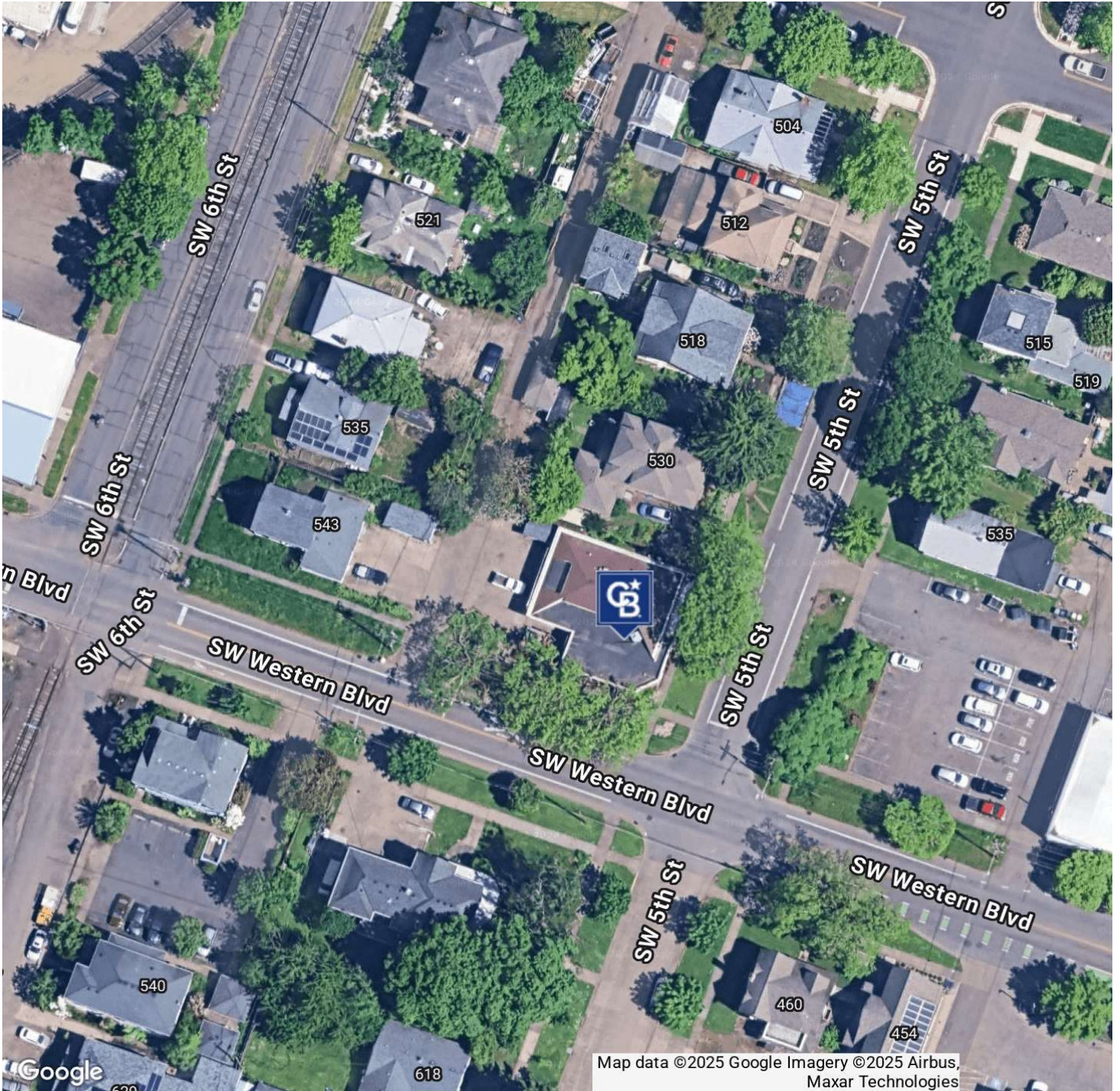


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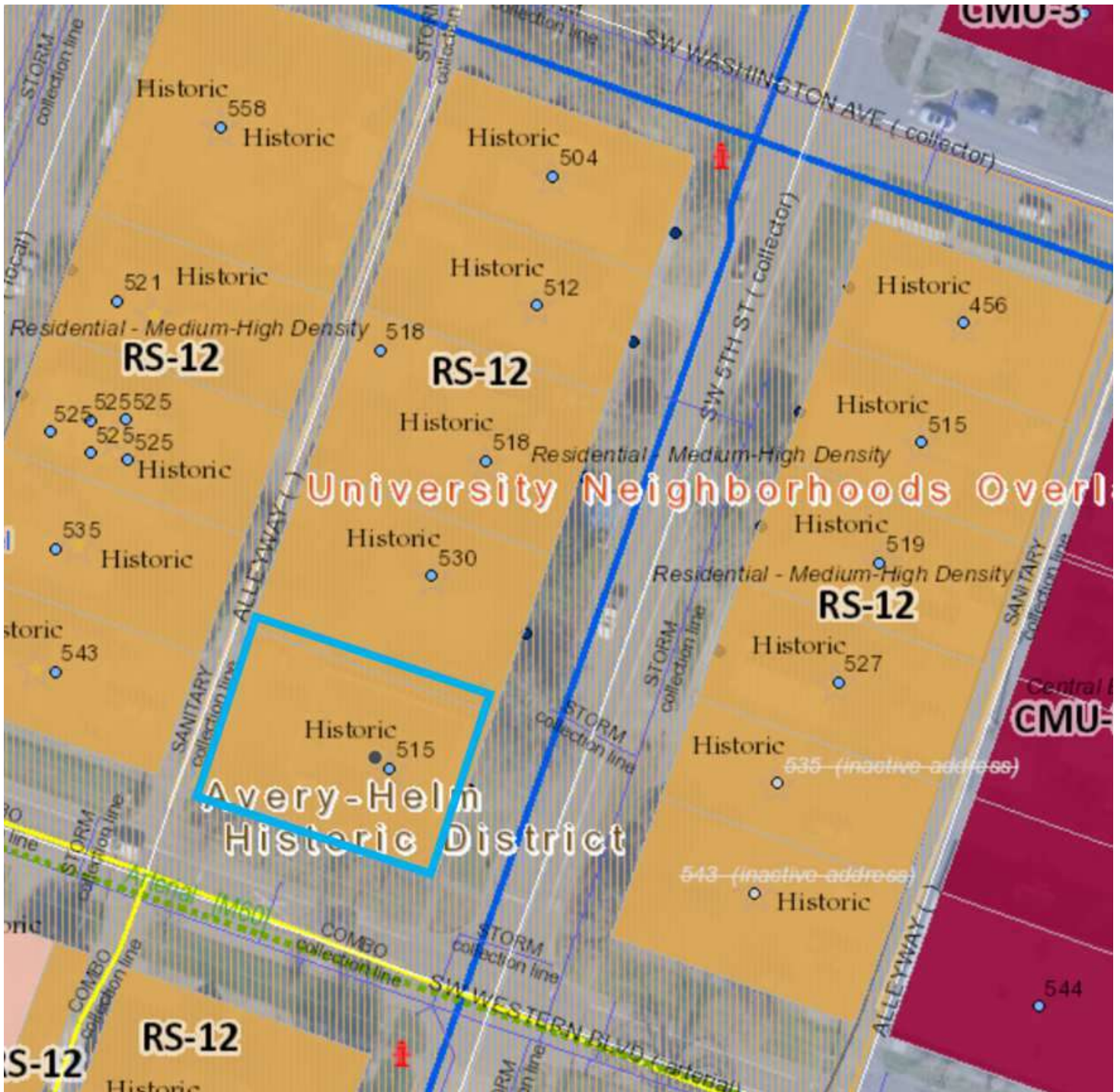
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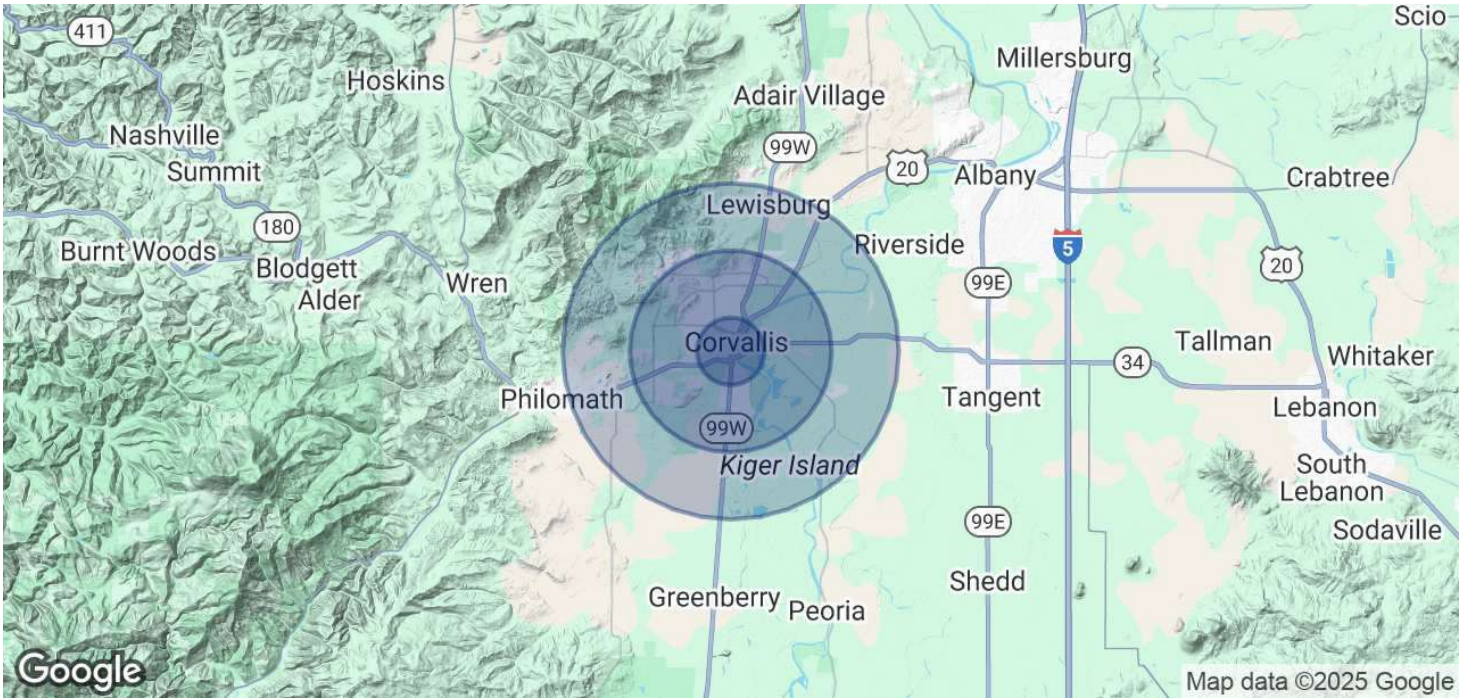


**COLDWELL BANKER
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REDEVELOPMENT OPPORTUNITY | CORVALLIS OR | WITHIN A FEW BLOCKS OF THE OSU CAMPUS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,510	59,366	73,349
Average Age	28	36	37
Average Age (Male)	28	35	36
Average Age (Female)	28	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,222	23,595	29,281
# of Persons per HH	3	2.5	2.5
Average HH Income	\$55,620	\$87,423	\$92,629
Average House Value	\$492,855	\$514,269	\$517,565

Demographics data derived from AlphaMap

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