

FOR SALE

18,400 SF | \$2,895,000

Large Retail Building on High-Traffic Commercial Corridor

2521 S 6th Street, Klamath Falls, OR 97601



OWNER-USER/INVESTMENT OPPORTUNITY WITH DRIVE-THRU



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FOR SALE

\$2,895,000

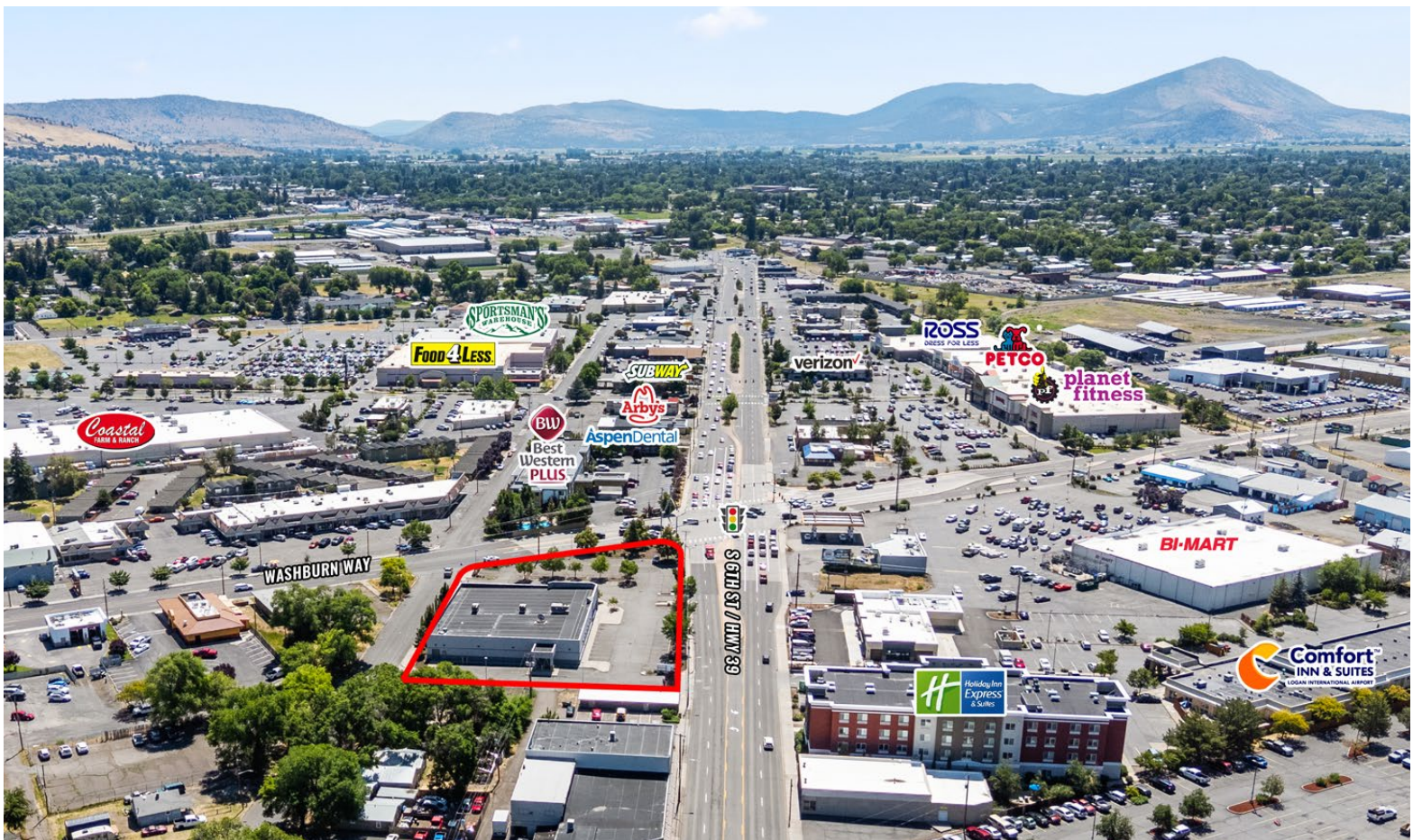
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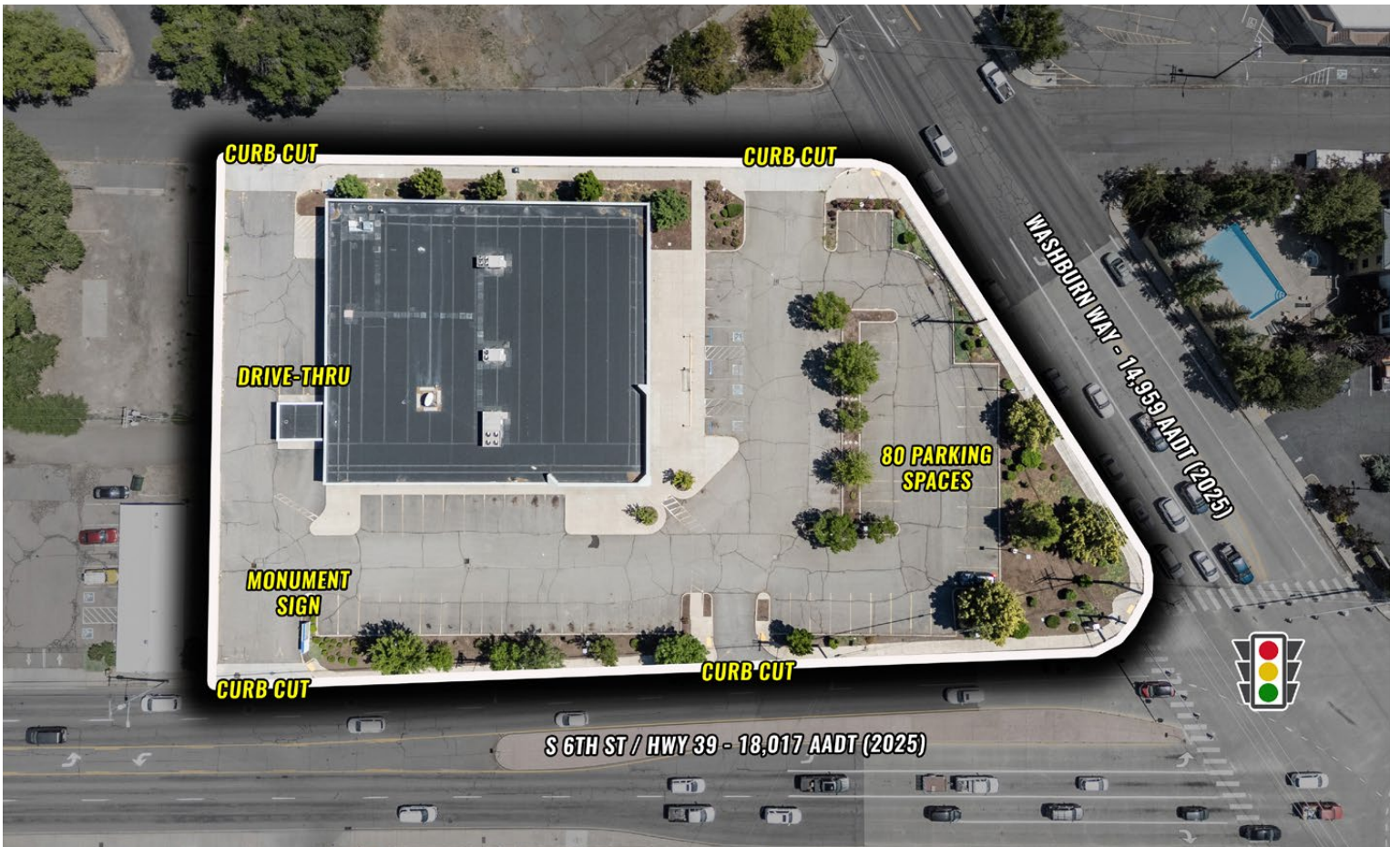
PROPERTY DETAILS

Sale Price:	\$2,895,000
Bldg. Size:	18,400 SF
Price/SF:	\$157
Lot Size:	1.83 Acres
Year Built:	1995
Zoning:	General Commercial (GC)
Parking:	80 onsite spaces

HIGHLIGHTS

- Prominent corner location along S 6th Street, Klamath Falls' busiest commercial corridor with traffic counts exceeding 18,000 AADT on S 6th Street
- Former Rite Aid building ideal retail, medical, grocery, or service retail
- Covered two-lane drive-thru with service window
- High visibility frontage with existing signage and four access points
- Ample surface parking with ADA access
- Strategically positioned near national retailers including Fred Meyer, Coastal Farm & Ranch, Sportsman's Warehouse and Bi-Mart
- Expansive open floor plan
- Building and monument signage
- Ideal owner-user or redevelopment opportunity





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ABOUT KLAMATH FALLS

Nestled in Southern Oregon, Klamath Falls offers a unique blend of natural beauty, affordability, and economic stability. The city is home to over 43,000 residents and serves as a regional hub for healthcare, education, and outdoor recreation. With no state sales tax and access to geothermal energy, Klamath Falls appeals to both businesses and residents seeking a lower cost of living with high quality of life.

The region is bolstered by major employers like Sky Lakes Medical Center, Jeld-Wen, and Oregon Tech, as well as the 173rd Fighter Wing at Kingsley Field, which recently secured the long-

term F-35 training mission, driving job growth and economic confidence. The city is also a certified Blue Zones community, promoting wellness through community design.

Recreational amenities abound with access to Crater Lake, the Pacific Crest Trail, and year-round outdoor activities from kayaking to snowshoeing. Downtown Klamath Falls features historic architecture, breweries, and festivals like the Snowflake and Winter Wings Festivals. This strategic location and lifestyle appeal make Klamath Falls an increasingly attractive option for investors, retailers, and developers alike.



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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