



**BERKSHIRE
HATHAWAY**

BUSINESS

& PRIME

COMMERCIAL

REAL ESTATE

AVAILABLE

**36,480 SQ. FT.
BUILDING AND
STORAGE UNITS**

\$4,050,000

VALERIE SCHUMANN
Principal Broker

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OregonCoastCommercial.com

FOR SALE

\$4,050,000 | 4190 N HWY 101 & 1943 SUPPRESS ROAD | TILLAMOOK, OR



3 PULL-THRU DOORS



PROPANE SALES



**PRIME HIGHWAY FRONTAGE THE OREGON COAST
CONSTRUCTED OUT OF THE FLOOD ZONE**

SPACE: Tillamook RV (4190 N. Hwy 101)
11,250+ SF + 5,000+ SF Mezzanine
1.21+ Acres (52,707+ SF)

Field of Dreams (1942 Suppress Road)
20,230+ SF, 33 Storage Units
1.37+ Acres (59,677+ SF)

UTILITIES: Community Water
Commercial Septic System
Heating/Cooling; Forced Air

ZONING: Desirable M-1 Industrial (see attached details)

FRONTAGE: 293+ LF of Highway Frontage



BERKSHIRE HATHAWAY

**For decades,
Tillamook RV has
been THE quality
RV repair and
service location on
the North Oregon
Coast. Seller is
willing to train the
new owner and
stay on part-time.**

**CHECK WITH BROKER
FOR DETAILS**

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SEC TILLAMOOK RV



STORE INTERIOR



DRIVE-THRU SHOP SPACE WITH LIFTS



WOOD SHOP AREA



BERKSHIRE HATHAWAY

**"HARD TO FIND"
LARGE BUILDING
IN MAIN
COMMERCIAL
CORRIDOR**

**ADJACENT TO
TILLAMOOK
CREAMERY**

**TRAFFIC COUNTS
OVER 18,000 DAILY**

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**SUBJECT
PROPERTY**

**Tillamook
CREAMERY**

**Committed
Motorsports**

usbank

**Mike's Cabinet
Outlet**

**TESLA
DESTINATION
CHARGING**

**Tillamook
RV REPAIR**

Goodwill

Ashley Inn

STARBUCKS

**Shilo
LINKS
"AFFORDABLE EXCELLENCE"**

Wilson River

Fred Meyer

Denny's

Oregon Coast Bank

**BURGER
KING**

**O'Reilly
AUTO PARTS**

DUTCH BROS





**GROCERY OUTLET
"bargain market"**

TILLAMOOK RV & FIELD OF DREAMS STORAGE DEVELOPMENT PROJECT

4190 N. HWY 101 NORTH & 1943 SUPPRESS ROAD | TILLAMOOK | COMBINED PURCHASE AVAILABLE

★ AERIAL MAP

LEGEND

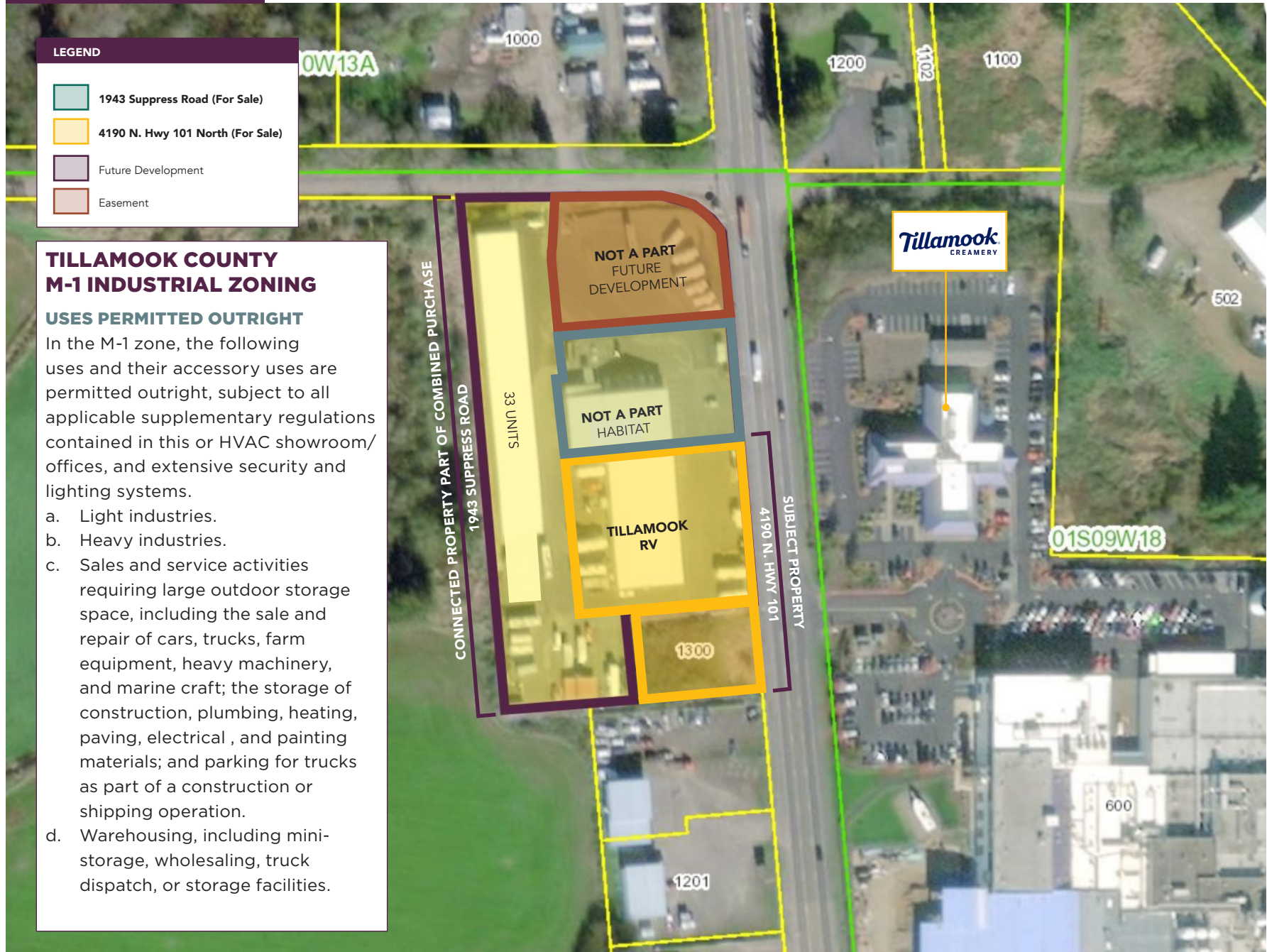
-  1943 Suppress Road (For Sale)
-  4190 N. Hwy 101 North (For Sale)
-  Future Development
-  Easement

TILLAMOOK COUNTY M-1 INDUSTRIAL ZONING

USES PERMITTED OUTRIGHT

In the M-1 zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this or HVAC showroom/offices, and extensive security and lighting systems.

- Light industries.
- Heavy industries.
- Sales and service activities requiring large outdoor storage space, including the sale and repair of cars, trucks, farm equipment, heavy machinery, and marine craft; the storage of construction, plumbing, heating, paving, electrical, and painting materials; and parking for trucks as part of a construction or shipping operation.
- Warehousing, including mini-storage, wholesaling, truck dispatch, or storage facilities.



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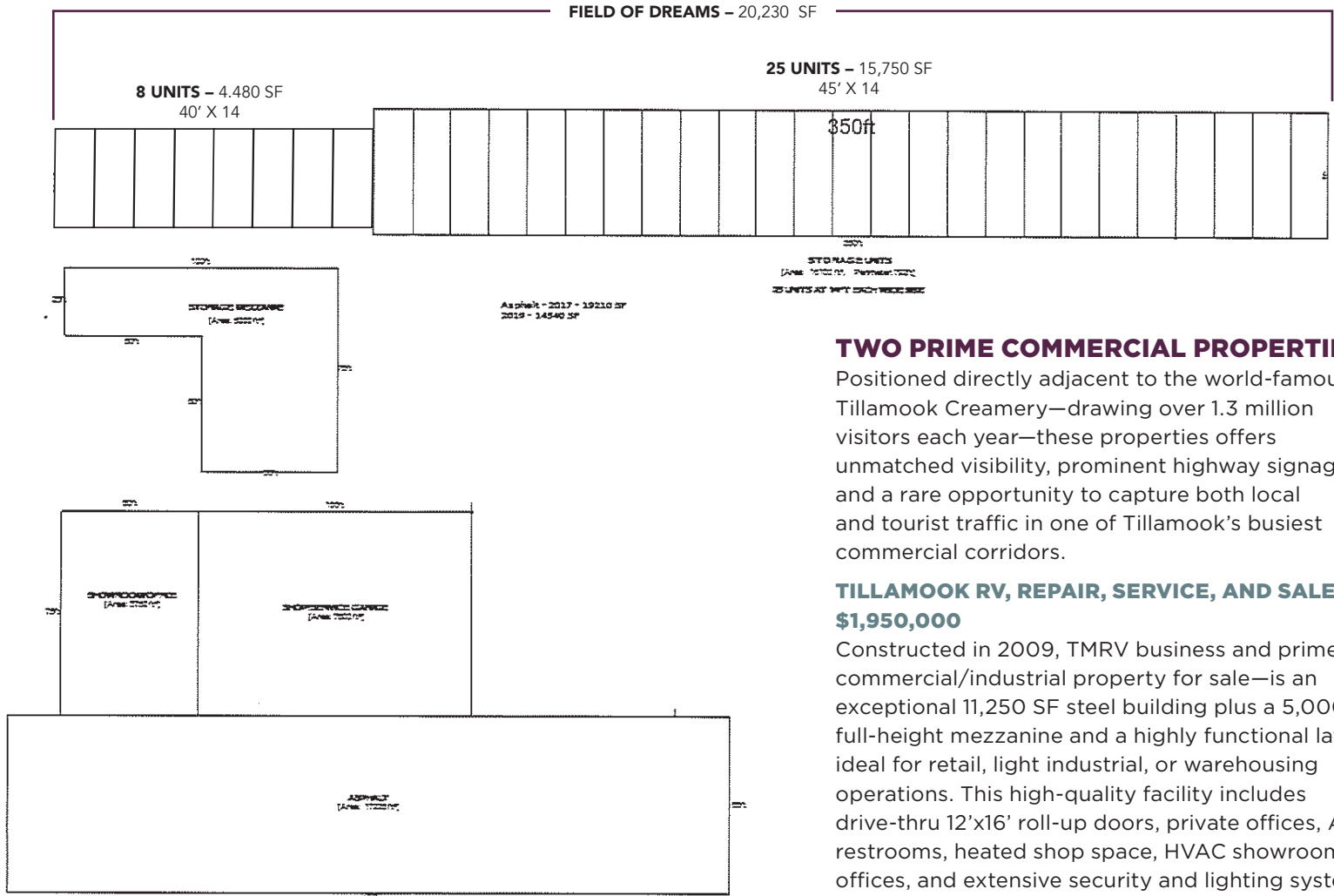
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★ BUILDING DIAGRAM



TWO PRIME COMMERCIAL PROPERTIES

Positioned directly adjacent to the world-famous Tillamook Creamery—drawing over 1.3 million visitors each year—these properties offers unmatched visibility, prominent highway signage, and a rare opportunity to capture both local and tourist traffic in one of Tillamook’s busiest commercial corridors.

TILLAMOOK RV, REPAIR, SERVICE, AND SALES \$1,950,000

Constructed in 2009, TMRV business and prime commercial/industrial property for sale—is an exceptional 11,250 SF steel building plus a 5,000 SF full-height mezzanine and a highly functional layout ideal for retail, light industrial, or warehousing operations. This high-quality facility includes drive-thru 12’x16’ roll-up doors, private offices, ADA restrooms, heated shop space, HVAC showroom/offices, and extensive security and lighting systems.

FIELD OF DREAMS (FOD) STORAGE \$2,100,000

With the initial 25 units constructed in 2019, and the next 8 completed in 2025, this a prime business opportunity. Additional property allows for expansion and includes a park-model manufactured home on-site as a managers residence. Several of the units are heated and there is the possibility to connect to the additional units.

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