



**BERKSHIRE
HATHAWAY**
HomeServices

Coastal | PDX

COMMERCIAL DIVISION

**MIXED USE
COMMERCIAL
PROPERTY**

FOR SALE
ONLY AS A
GROUP ONLY

\$1,115,000

Valerie Schumann

Principal Broker

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406 Garibaldi Avenue

P.O. Box 475

Garibaldi, Or 97118

OregonCoastCommercial.com

FOR SALE

4 LOTS | 3RD & 4TH STREET PROPERTIES | TILLAMOOK, OR



.80 ACRES OF MIXED USE THIRD STREET COMMERCIAL DISTRICT PROPERTIES

Don't miss your chance to acquire four contiguous parcels totaling .80 acres in the thriving Third Street commercial district, directly across from Tillamook Adventist Hospital. This unique offering includes five structures: a commercial coffee and soup drive-thru, plus four residential homes, all available for development as a cohesive project. The properties benefit from TM-R-O Zoning that includes mix of residential and multi-family potential.

With prime location advantages and established tenant occupancy, this is an ideal opportunity for investors and developers looking to enhance the community and capitalize on the high traffic flow. Explore the possibilities today!

PROPERTY OVERVIEW

975 3rd Street .38-Acre Lot
Commercial Coffee/Soup Drive-Thru

985 3rd Street .12-Acre Lot
771 SF, residence

912 4th Street .13-Acre Lot
1,584 SF, residence

1002/1004 4th Street .17-Acre Lot
490 SF & 640 SF, 2 small cottages



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AERIAL VIEW PARCEL MAP

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BUILDING DIAGRAMS

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