



FOR SALE or LEASE
29879 Hwy. 34
Albany, Oregon

Description: The property consists of a +/- 17,000 sq.ft. warehouse / retail building currently occupied by Rife's Home Furniture. Rife's will vacate the building with 30 days notice. The total site area is +/- 1.83 acres and there are approximately 25 parking spaces on-site. The building's western half is split with retail showroom space on the ground floor and mezzanine level and storage on the lower level. The building is accessible via 3 overhead doors, two servicing the upper level and one servicing the storage level below.

The location is excellent with access and exposure to Hwy. 34, and is midway between I-5 and the City of Corvallis.

Asking Price: **PRICE REDUCED.....now** \$2,250,000

Lease Rate: \$.85 psf/per month, triple net (tenant pays real estate taxes and operating costs)

Alan Wells, CCIM
Commercial Associates
202 NW 6th Street
Corvallis, OR 97330
(541) 754-6320 • Fax: (541) 758-0508
E-mail: alan@commercialassociates.org
www.commercialassociates.org





Plat Map

