



BERKSHIRE HATHAWAY HOME SERVICES | COMMERCIAL DIVISION | COASTAL/PDX | OregonCoastCommercial.com

HWY 101 PROPERTIES | SOLD TOGETHER OR SEPARATELY

# FOR SALE



**TURN-KEY BUSINESS** | 231 GARIBALDI AVE, GARIBALDI, OR | \$1,350,000



**DINING/RETAIL BUILDING** | 235 GARIBALDI AVE, GARIBALDI, OR | \$400,000



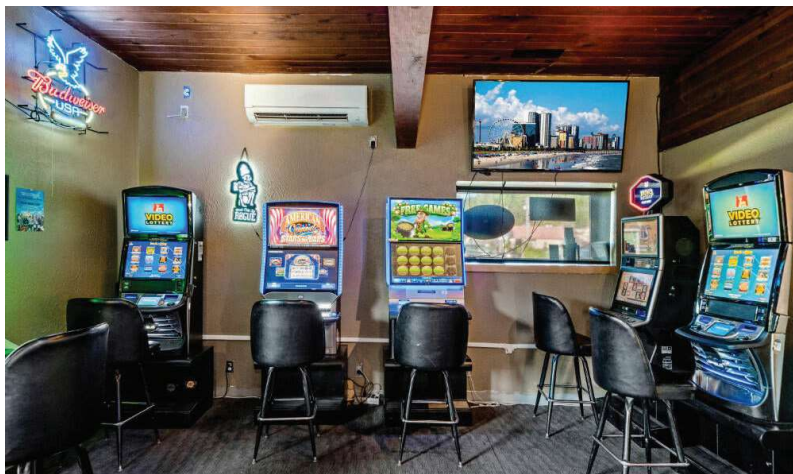
**BERKSHIRE HATHAWAY**  
HomeServices

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406 Garibaldi Avenue  
P.O. Box 475  
Garibaldi, OR 97118

## ADJACENT HWY 101 RESTAURANT/RETAIL PROPERTIES | FOR SALE TOGETHER OR SEPARATELY



### TURN-KEY BUSINESS | 231 GARIBALDI AVENUE

\$1,350,000

0.15 Acre Lot

3,395 Square Foot Building

Zoned GB-C-1

50 Linear Feet of Hwy 101 Frontage

Turn-Key Restaurant/Lounge Business and Real Estate on Highway 101, Pacific Coast Scenic Byway in the Heart of Garibaldi, "Oregon's Authentic Fishing Village."

### BROKER COMMENTS AND NOTES

Discover the prime opportunity of a 3,395 square foot freestanding building, renowned as a beloved dining destination for breakfast, lunch, and dinner. Featuring a bar/lounge area and a delightful rear covered patio, this establishment has been a staple in the community for years. Positioned adjacent to the Old Mill RV Park & Event Center and the popular Oregon Coast Scenic Railroad, with daily runs throughout the summer season, the restaurant enjoys a steady flow of customers, including locals, visitors, and tourists alike.

With up to 6 lottery machines generating an annual Video Lottery Commission averaging \$100K, this business presents a lucrative investment. Situated near numerous motels, vacation rentals, RV parks, fishing boats, and recreational boat launches at the Port of Garibaldi Boat Basin, the location ensures consistent foot traffic and patronage.

Whether you envision continuing the successful existing restaurant concept or introducing a new culinary vision, this versatile property promises endless possibilities for growth and prosperity in one of Oregon's most scenic and vibrant coastal communities

- Seller will transfer newly reserved business name of "GARIBALDI STATION"
- Staff is interested in staying with new ownership, if the opportunity is available.
- Contiguous parking lots are available for shared parking.
- Major building improvements, estimated at \$800K, completed in 2015, including new roof at that time.
- Front Monument Signage.
- Rear Patio sits on Port of Tillamook easement.

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## ADJACENT HWY 101 RESTAURANT/RETAIL PROPERTIES | FOR SALE TOGETHER OR SEPARATELY



### DINING/RETAIL BUILDING | 235 GARIBALDI AVENUE

\$400,000

0.11 Acre Lot

800 Square Foot Building

Zoned GB-C-1

51 Linear Feet of Hwy 101 Frontage

**Desirable small commercial building on Highway 101 AKA Pacific Coast Scenic Byway!**

### BROKER COMMENTS AND NOTES

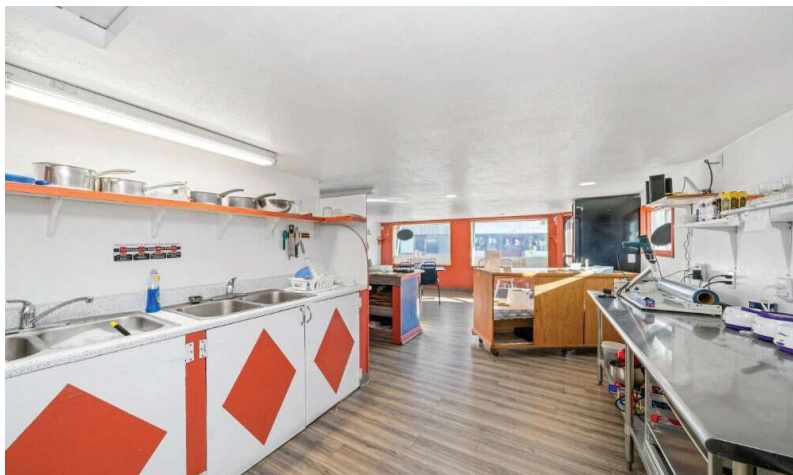
Discover the perfect opportunity with this charming small commercial building ideally situated on Hwy 101, also known as the Pacific Coast Scenic Byway! Adjacent to the Oregon Coast Scenic Railroad and offering convenient access to additional city parking, this freestanding property is centrally located in the heart of Downtown Garibaldi.

This 0.11 acre lot features an 800 square foot building, perfectly suited for a variety of uses including retail, food service, or a cozy coffee shop. The property is zoned GB-C-1 and boasts 51 linear feet of Hwy 101 frontage, ensuring excellent visibility and exposure to the 8,000 vehicles per day passing by.

Nestled in Oregon's Authentic Fishing Village, this location guarantees a steady flow of local patrons and tourists alike. Enhance your business potential with an outside grassy area, ideal for setting up picnic tables to expand your dining or retail space.

Don't miss out on this exceptional opportunity to establish or expand your business in one of Oregon's most picturesque and bustling coastal communities. Whether you're looking to start a new venture or relocate an existing one, this versatile property offers endless possibilities in a prime coastal location.

- Do not disturb tenant, tenant on a month to month occupancy.
- Cash or conventional financing, seller financing not available.



**ADJACENT HWY 101 RESTAURANT/RETAIL PROPERTIES | FOR SALE TOGETHER OR SEPARATELY**  
**BUILDING DIAGRAMS – 231 & 235 GARIBALDI AVENUE, GARIBALDI, OR 97118**

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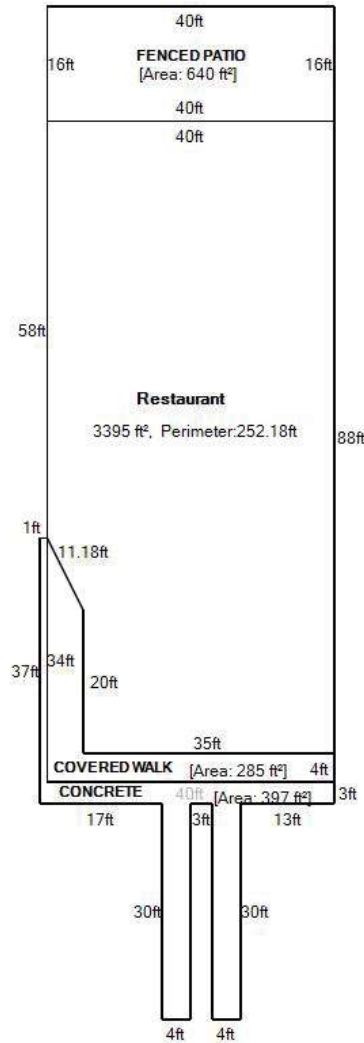
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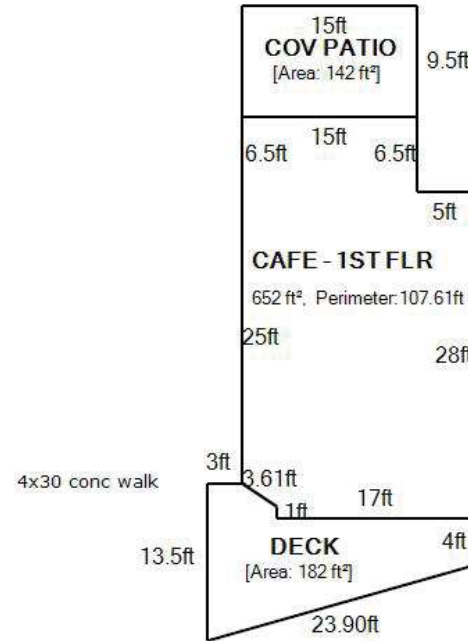
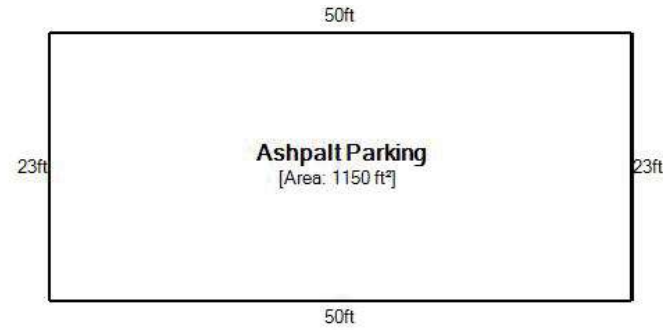


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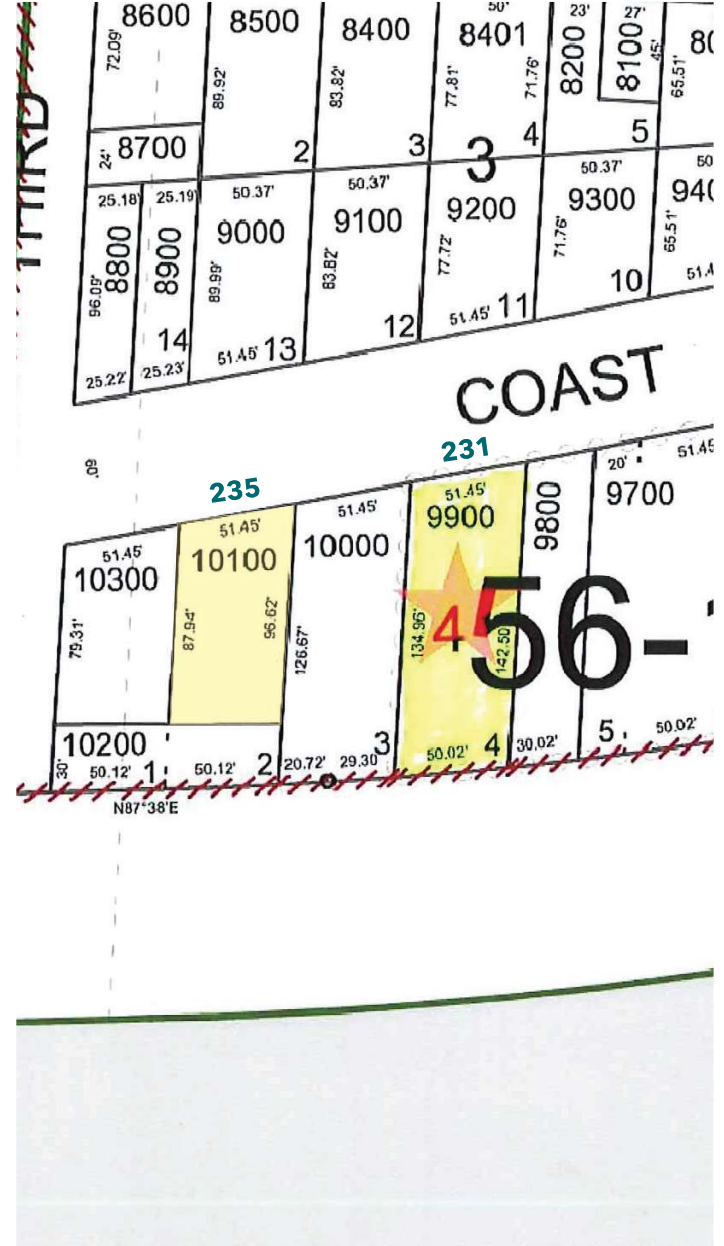
**BUILDING DIAGRAM**  
 231 GARIBALDI AVENUE



**BUILDING DIAGRAM**  
 235 GARIBALDI AVENUE



**ADJACENT HWY 101 RESTAURANT/RETAIL PROPERTIES | FOR SALE TOGETHER OR SEPARATELY**  
**AERIAL MAP & ASSESSOR MAP – 231/235 GARIBALDI AVENUE, GARIBALDI, OR 97118**



**ADJACENT HWY 101 RESTAURANT/RETAIL PROPERTIES | FOR SALE TOGETHER OR SEPARATELY**  
**AERIAL PICTURES – 231/235 GARIBALDI AVENUE, GARIBALDI, OR 97118**



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