

# MIXED-USE AUTOMOTIVE BUILDING FOR SALE – \$950,000

## Owner-user or Investor Opportunity

814 E 2<sup>ND</sup> Street, Newberg, OR 97132



### Multi-Tenant Property with Vacant Commercial Suite Perfect for an Owner-user or Investor

Prime corner commercial property in the heart of Newberg—one of Oregon's fastest-growing wine-country destinations. Just steps from historic downtown and one block south of Highway 99W, the property is well-suited for a variety of uses given its walkable setting, strong street presence, and flexible commercial zoning.

A vacant commercial suite, paired with short-term leases on the occupied spaces, creates a unique opportunity for either an owner-user or an investor interested in repositioning or repurposing the property with a variety of uses, including a wine production facility or tasting room.

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### Property Details

- 8,800 +/- square foot building
- Five Tenant Spaces:
  - Auto-garage with three grade doors
  - Vacant Commercial Suite on corner
  - Warehouse with 4 grade doors
  - 2 Second Story Studio Apartments
- Year Built: 1964
- Acres: 0.34
- Zoning: C-3 (Central Business)
- Store-front parking plus a fenced and paved rear lot
- 3-Phase Power

The 2 studio apartment units provide steady additional income. Access to the apartments is provided in the rear of the property, separate from the commercial storefronts.



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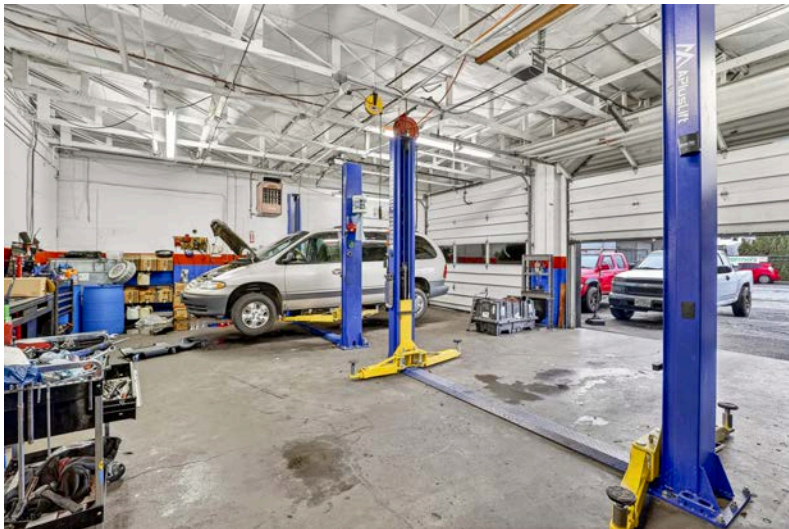


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## Auto Garage Photos



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## Vacant Commercial Suite Photos



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## Area Overview

### AREA DEMOGRAPHICS

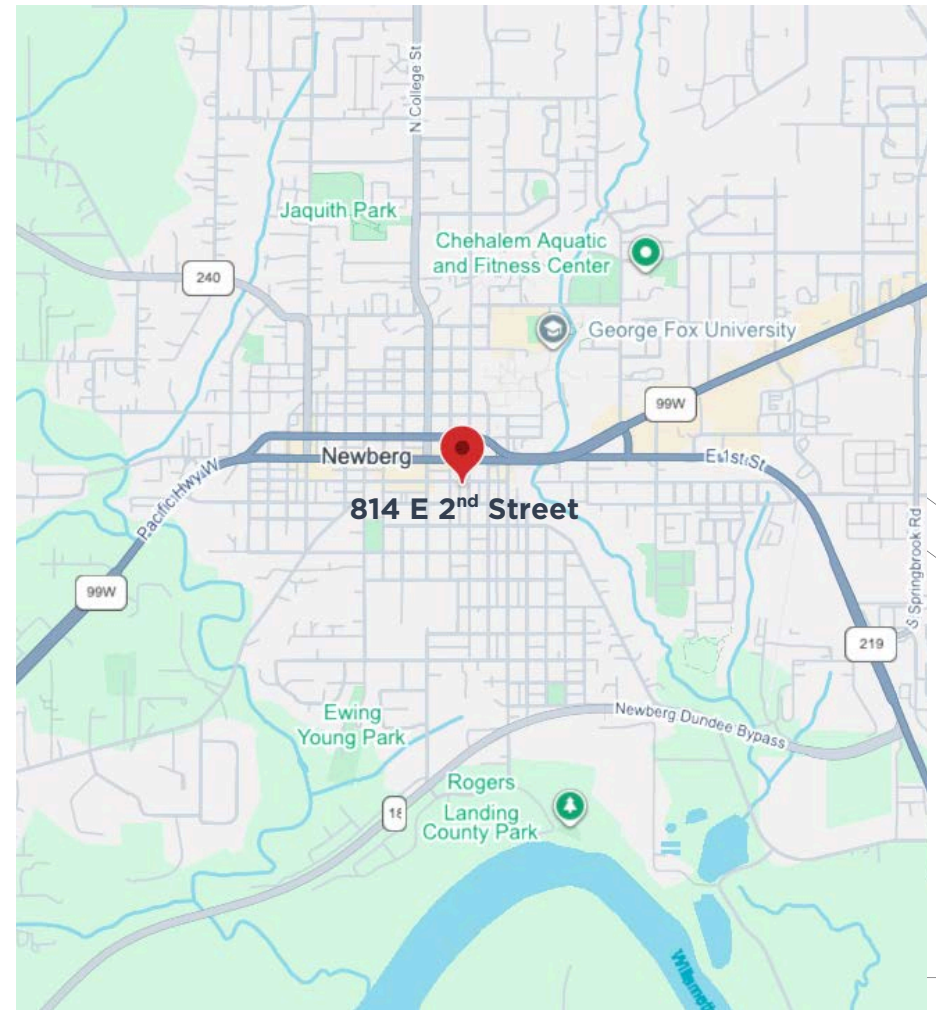
| Population                                   | 1 mi area | 3 mi area | 5 mi area |
|--|-----------|-----------|-----------|
| 2024 Estimated Population                    | 16,610    | 37,172    | 40,692    |
| 2029 Projected Population                    | 17,430    | 38,677    | 42,189    |
| 2020 Census Population                       | 13,994    | 33,028    | 36,867    |
| Projected Annual Growth Rate<br>2024 to 2029 | 1.0%      | 0.8%      | 0.7%      |
| Households                                   |           |           |           |
| 2024 Estimated Households                    | 5,939     | 13,414    | 14,667    |
| 2024 Est. Avg. HH Income                     | \$83,721  | \$100,700 | \$104,483 |
| 2024 Est. Median HH Income                   | \$73,396  | \$86,776  | \$88,537  |
| Businesses                                   |           |           |           |
| 2024 Est. Total Businesses                   | 832       | 1,738     | 1,917     |
| 2024 Est. Total Employees                    | 4,720     | 12,637    | 13,676    |

## Location Overview

Centrally positioned in the heart of Newberg and just steps from the city's historic downtown, this corner property offers walkability and easy access. Located one block south of Highway 99W—Newberg's primary connection to Portland and gateway to the surrounding Willamette Valley region—the site benefits from exposure to nearly 20,000 vehicles per day nearby on 99W. Its convenient placement makes it an ideal opportunity for businesses seeking to serve both local residents and the broader Yamhill County community.

Walk Score  
90

Bike Score  
90



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