



**BERKSHIRE
HATHAWAY**
HomeServices
Coastal | PDX

COMMERCIAL DIVISION

PURCHASE OPTIONS

\$2M 2 Parcels (#1-2)
3 Buildings

\$1.5M Front Parcel (#1)
2 Buildings



Valerie Schumann
Principal Broker

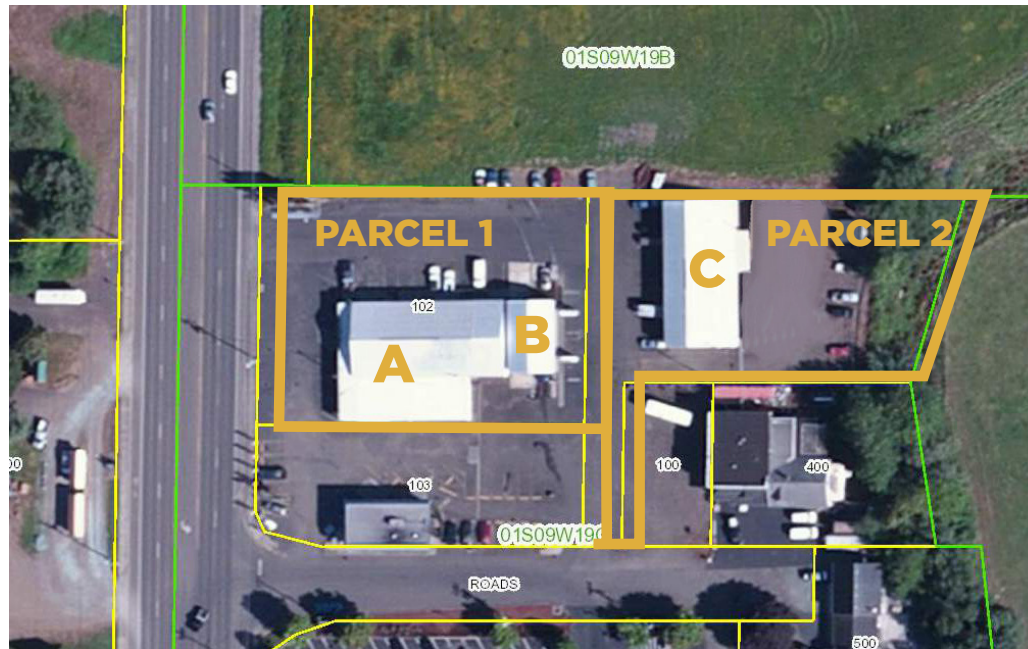
406 Garibaldi Avenue
P.O. Box 475
Garibaldi, Or 97118

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oregoncoastcommercial.com

FOR SALE

1865 MAIN AVENUE NORTH | TILLAMOOK, OR | RARE OPPORTUNITY
1867 AND 1885 MAIN AVENUE NORTH



VALUABLE HIGHWAY 101 RETAIL OPPORTUNITY

MULTIPLE BUILDINGS / 2 PARCELS

- High Visibility Commercial Retail Location
- In the Heart of Tillamook Main Commercial District
- Zoned Highway Commercial C-H
- Vacant Property, Ready for Occupancy

Space: 12,777+ SF Multi-Use Bldgs
1.55+ Acres / 2 Parcels
7,300+ SF Commercial Retail
1,334+ SF Car Wash
5,000+ SF Commercial Shop

Year Built: 1940

Parking: 35+ On-site Spaces

DTC: Over 18,000 cars daily

Rents: Proforma Rents at
\$1.00 to \$1.50NNN

**CAR WASH
NET
INCOME
\$115,000**



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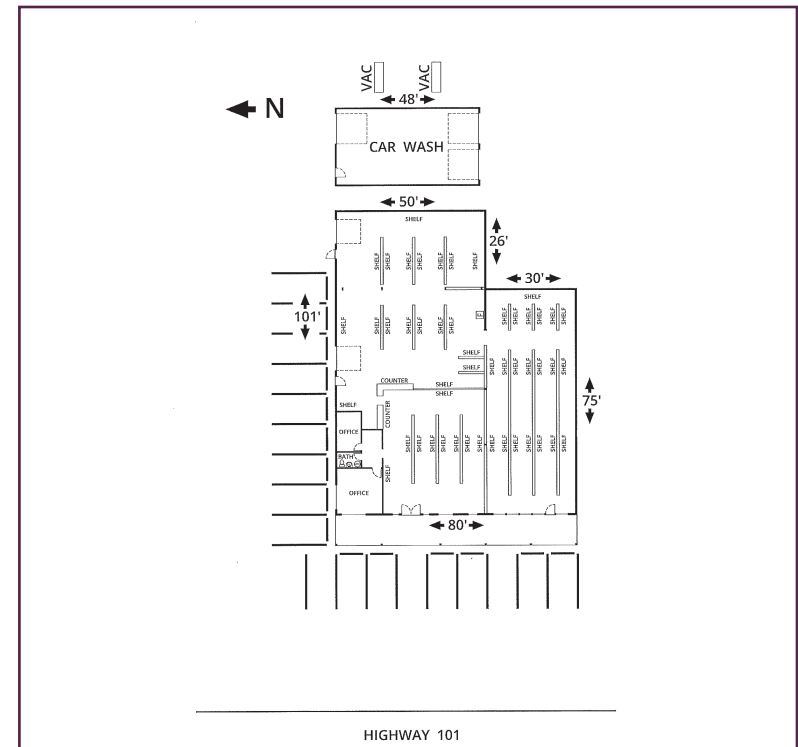
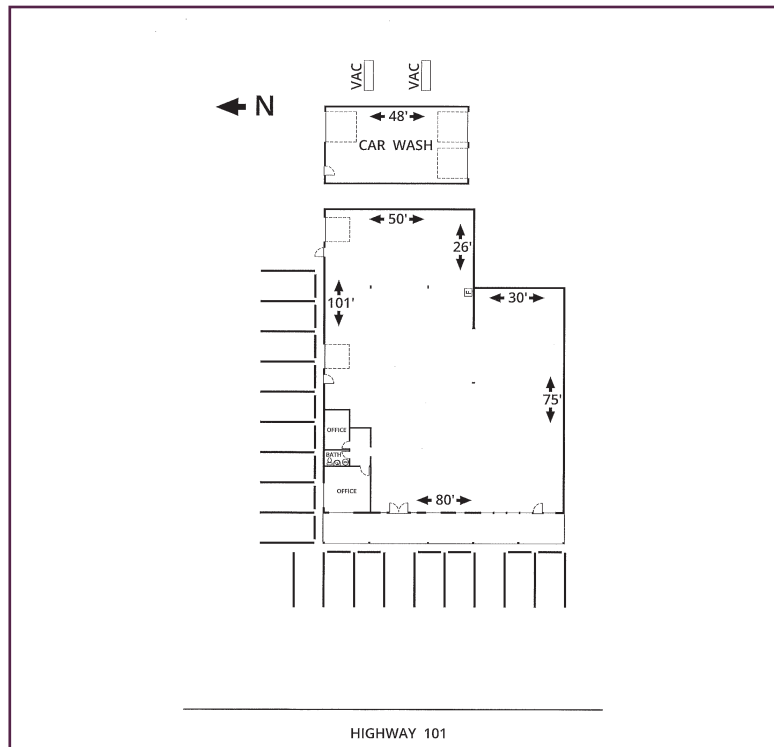
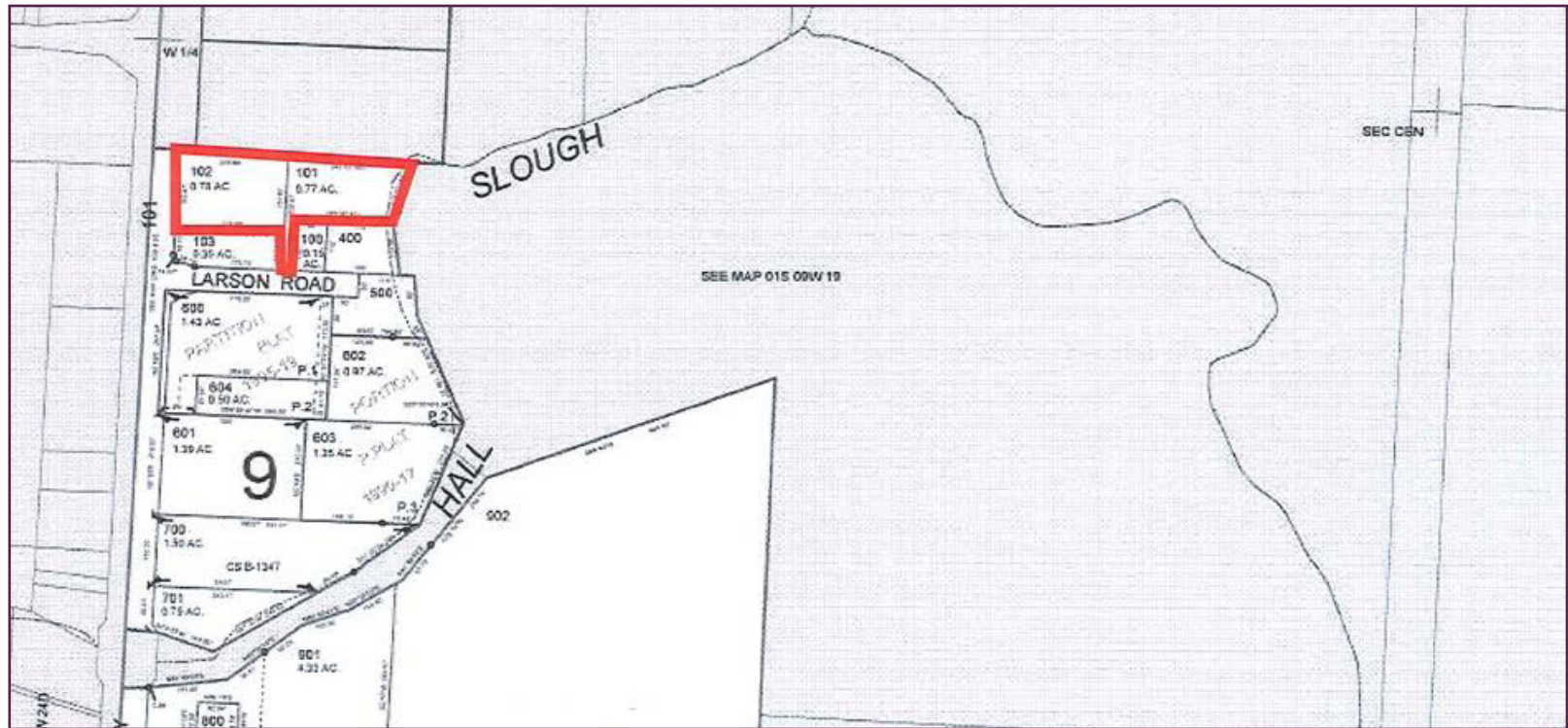
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**LOCATED
IN
TILLAMOOK'S
MAIN
COMMERCIAL
CORRIDOR
HIGHWAY 101**



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FROM
HIGHWAY 101
AND
LARSON
COUNTY ROAD



PROPERTY DETAILS

PURCHASE
PARCELS
TOGETHER
OR
SEPARATELY



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★ PROPERTY SNAPSHOT

Tax Account	Parcel Details	Address	Map Label	Building Descriptions	Notes
Tax ID#406044 Hwy. Frontage 153.91 feet Property Taxes (\$5,414.88)	0.78 Acres Lot 00102 153 x 220 ft.	1865 Main Ave. North (Hwy 101)	A	7,300 SF Commercial Retail Could possibly be expanded an additional 700 SF to rear "cutout" area between front retail store and car wash building	Property now vacant. Current market rents range from \$1.00 to 1.50/ psf.
Tax ID#412391 Business Taxes (\$532.46)	Structure Only Lot 00102 A1	1865 Main Ave. North (Hwy 101)	B	1,344 SF Car Wash Structure Built in 2005 Sale includes car wash business or lease opportunity.	Popular Car Wash was the first to be installed in Tillamook, approximately 12 years ago.
Tax ID# 406041 Rear Parcel Property Taxes (\$2,691.82)	0.77 Acre Lot 00101 183 x 132 ft.	1867 Main Ave. North and 1885 Main Ave. North (Hwy 101)	B	Approx. 5,000 SF Commercial Shop: 2,500 SF Space 2,500 SF Space 2 Connected Units - could be separate rentals or uses. Shared restroom.	Large lot in rear of building

➤ Per Seller's observation, experience, and as confirmed by Seller's revenue, this is the top car wash in Tillamook. This is possibly due to Seller's proprietary cleaning blend recipes will be sold with the carwash. Customers also favor the "touchless" cleaning style and 24-hour operation.

➤ Flood insurance estimated at \$5,800 per year.

➤ No flood water in the building since the completion of the \$10M Southern Flow Corridor Project.

➤ Sale Comparables available on request.

➤ Grandfathered Front Retail Building location directly adjacent to Hwy 101.

➤ Access Easement to be provided by Seller if parcels sold separately.

Prepared by Valerie Schumann, Principal Broker

BHHSNW - Garibaldi

Updated: May 2025