

FOR SALE

49,222 SF | \$541,000

Klamath Falls Land off Hwy 97

3680 N HWY 97, Klamath Falls, OR 97601



PROPERTY DETAILS

Avail. Space:	49,222 SF
Lot Size:	1.13 AC
Sale Price:	\$541,000
Price/SF:	\$10.99/SF
Zoning:	General Commercial (GC)

HIGHLIGHTS

- High visibility and easy access on Hwy 97, a major transportation corridor
- Established retail and industrial businesses nearby, maximizing customer exposure
- General Commercial zoning supports diverse commercial and retail business opportunities
- Less than 5 minutes from downtown Klamath Falls and less than 15 minutes from regional airport

Dan Kemp, CCIM | Emilio Tiscareno, Broker

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541.383.2444 | www.CompassCommercial.com

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WHY KLAMATH FALLS?

Klamath Falls presents a unique opportunity for investors looking for a high-growth area with great potential. As a growing hub in Southern Oregon, it offers a strategic location with easy access to major highways, making it an ideal spot for businesses looking to tap into regional markets. The city's diverse economy, which includes sectors like manufacturing, agriculture, and tourism, provides stability and long-term growth prospects for commercial properties. Additionally, the cost of doing business here is significantly lower compared to larger cities, from affordable land and real estate prices to competitive utility rates. With a growing population, increasing demand for retail spaces, and a strong industrial base, Klamath Falls is a prime market for savvy investors looking to capitalize on both short-term opportunities and long-term returns.

Brokers are licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.



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