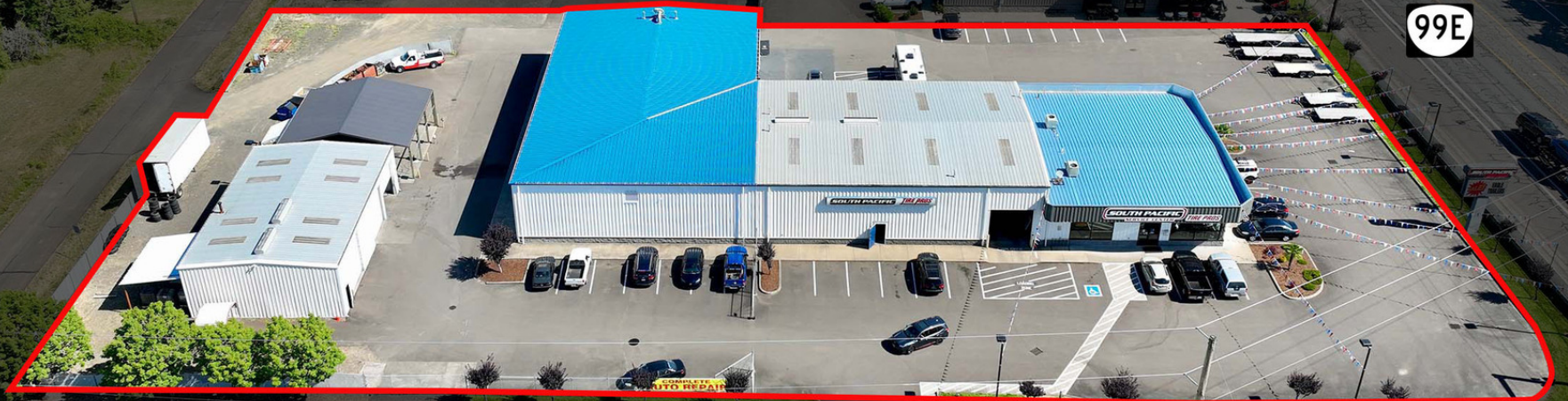


Turnkey opportunity — fully equipped former tire shop ready for any auto, mechanical, or trade use.



53RD AVE SW

FOR SALE / LEASE

**5236 PACIFIC BLVD SW**

ALBANY, OR 97321

**BUILDING SIZE**  
17,952 SF

**ZACH REICHL**  
503.706.0562  
zach@macadamforbes.com

**MACADAM FORBES**  
COMMERCIAL REAL ESTATE SERVICES

## PROPERTY DESCRIPTION

5236 Pacific Blvd SW is a former tire and auto service facility located on approximately 1.88 acres on a single tax lot in Albany, Oregon. The property includes two commercial buildings totaling approximately 17,952 square feet. Both buildings are steel frame construction with radiant warehouse heating, compressor systems, and multiple grade-level roll-up doors. The site is zoned Community Commercial (CC) by the City of Albany, which permits a broad range of uses including automotive repair and service, general retail, contractor and trade operations, light industrial services, warehousing, and office use.

Building 1: 15,552 SF with vehicle service bays, a showroom, and office space  
Building 2: 2,400 SF functioning as a secondary warehouse and service bay.

### EQUIPMENT NOTE:

Both buildings contain equipment associated with vehicle service, maintenance, and repair. There are several hydraulic lifts, compressor systems, and exhaust extraction units that can be purchased in addition to the real estate.

## PROPERTY HIGHLIGHTS

- Two commercial buildings on a single tax lot - 17,952 SF total.
- Former tire and auto service facility, ideal for automotive, mechanical, or trade businesses.
- All equipment, hydraulic lifts, compressors, and exhaust systems available for purchase.
- High-visibility location on Pacific Blvd (Highway 99E) - Albany's primary commercial corridor.
- Community Commercial (CC) zoning, supports retail, industrial services, contractor yards, and more.
- Steel frame construction with radiant warehouse heating and compressor systems.
- Multiple grade-level roll-up doors for vehicle and equipment access.
- Ample paved yard space for outdoor storage, parking, or display.
- Minutes from Interstate 5 and Highway 20 for regional connectivity.

## OFFERING SUMMARY

<b>Sale Price:</b>	Contact Broker
<b>Lease Rate:</b>	Contact Broker
<b>Building Size:</b>	17,952 SF

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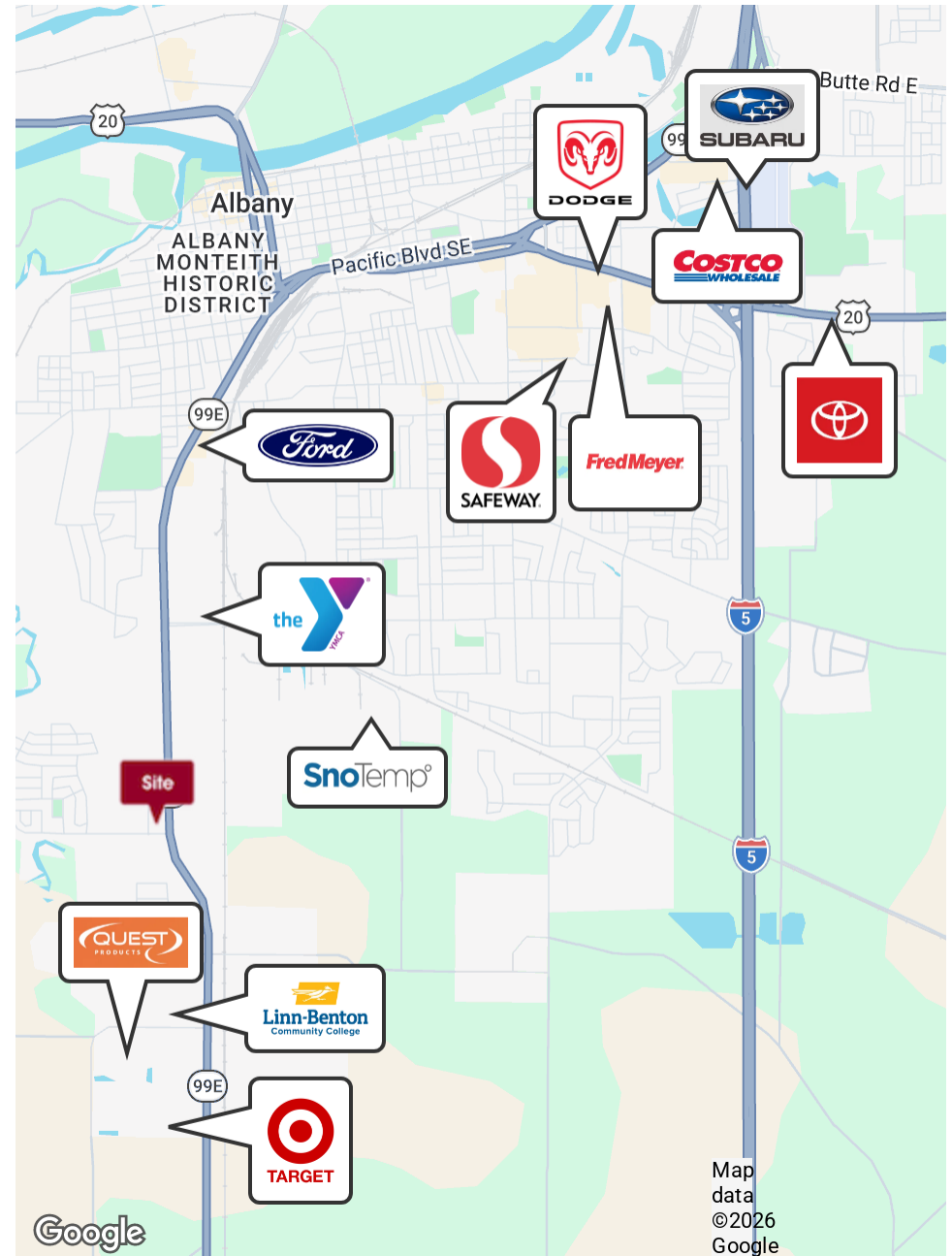
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## LOCATION OVERVIEW

Strategically located along Pacific Blvd (Highway 99E), this high-visibility property offers prime frontage and direct access to one of Albany's major arterial routes. Positioned just minutes from Interstate 5, the site provides seamless connectivity to the greater Willamette Valley, including Portland (70 miles north), Eugene (40 miles south), and Corvallis (13 minutes west). The location supports easy access for regional customers and logistical efficiency for commercial operations.

The surrounding area along Pacific Boulevard is well-established as a commercial and service trade corridor, home to auto dealerships, building supply companies, equipment rental firms, and a wide range of small businesses. Nearby national and regional employers include Target Distribution Center, Linn-Benton Community College, and Tec Labs. This property places you squarely within a thriving small-business ecosystem with a built-in customer base.

POINT OF INTEREST	DISTANCE	TIME
Highway 99E	13 ft	1 min
Highway 20	2.8 mi	5 min
Interstate 5	4.7 mi	11 min
Corvallis	10.5 mi	13 min
Salem	25.8 mi	39 min
Eugene	41.8 mi	44 min
Portland	71.4 mi	1 hr 22 min



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