



FOR SALE

INDUSTRIAL MANUFACTURING FACILITY

181 34th AVENUE
ALBANY, OR

PRICE: \$350,000.00



SUMMARY:

- +/-3,750 SF Industrial steel - concrete tilt building
- +/- .65 acres Commercial Light Industrial (LI) zoned
- Great mix of offices and open work areas, restrooms
- +/- 16' eave height, 240V/1phase power
- HVAC in office area, NW gas service, city water/sewer
- 2 - 16'x14' grade level doors, insulated shop walls - roof
- Security fenced and gated yard area
- Pole sign, asphalt customer - employee parking
- Fronts busy 34th Ave, easy access to Hwy 99E and downtown



FOR MORE INFORMATION CONTACT:

Jim O'Bryant | Principal Broker

NW | Commercial Services, LLC.

800-693-1085 Office | 503-586-2004 Fax

Jim@nwcommercialservices.com

WWW.nwcommercialservices.com

All information contained is from sources deemed reliable and is provided without any representation, warranty or guarantee to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to square footages, income statements, expenses, property boundary lines. Consult your attorney, accountant, or other professional advisor. All information is subject to change without notice.



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- County: Linn, OR
- Tax Account: 0124731
- Tax Lot: 1800
- Property Tax 2015: \$4,143.00
- Year built: 1976
- Services: City of Albany

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