



# FOR SALE

## PROFESSIONAL OFFICE BUILDING

1035 BAIN STREET SE  
ALBANY, OR 97321



**PRICE: \$585,000.00**

**Currently Leased,  
Tenant expected to  
vacate by March 1, 2019**

### SUMMARY:

- +/- 4,986 SF professional office building, currently leased
- +/- .39 acres of Office Professional (OP) zoned ground
- Large waiting area, numerous private offices, copy room
- Open work areas, conference room, small break area
- ADA restrooms, HVAC served
- Ample onsite parking, great signage and exposure
- Easy access to Santiam Hwy and downtown Albany
- Upscale atmosphere, professional finishes, great colors



**FOR MORE INFORMATION CONTACT:**

**Jim O'Bryant | Principal Broker**

**NW | Commercial Services, LLC.**

503-586-2000 Office | 503-586-2004 Fax

[Jim@nwcommercialservices.com](mailto:Jim@nwcommercialservices.com)

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### Plat Map



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**NW | Commercial Services, LLC.**

503-586-2000 Office | 503-586-2004 Fax

- City: Albany
- County: Linn, OR
- Tax Account: 0108163
- Tax Lot: #1000
- Map: 11S.03W.09 NW



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