



FOR SALE

RV STORAGE BUSINESS - PROPERTY

730 34TH AVE. SW
ALBANY, OR 97322



PRICE: \$2,100,000.00

DO NOT GO ON PROPERTY WITHOUT LISTING BROKER BEING PRESENT, DO NOT CONTACT OR DISTURB EXISTING TENANTS

SUMMARY:

- BUSINESS AND PROPERTY AVAILABLE FOR SALE
- 2 - Tax parcels totaling +/-9.83 acres
- Parcel #1 - Storage business now operating on +/-3.23 acres
- Parcel #2 - +/-6.60 ac. of vacant ground after Lot Line Adjustment
- Heavy Industrial (HI) zoned ground
- +/-4,984 SF block constructed building; additional utility buildings
- Busy 34th Avenue frontage with heavy traffic counts
- Great exposure, signage and access
- Buyer to complete all further development of Phase I, II and III
- +/-324 RV spaces after all phases of development are completed
- Buyer to independently verify all information provided
- Buyer to do its own due diligence



FOR MORE INFORMATION CONTACT:

Jim O'Bryant | Principal Broker

NW | Commercial Services, LLC.

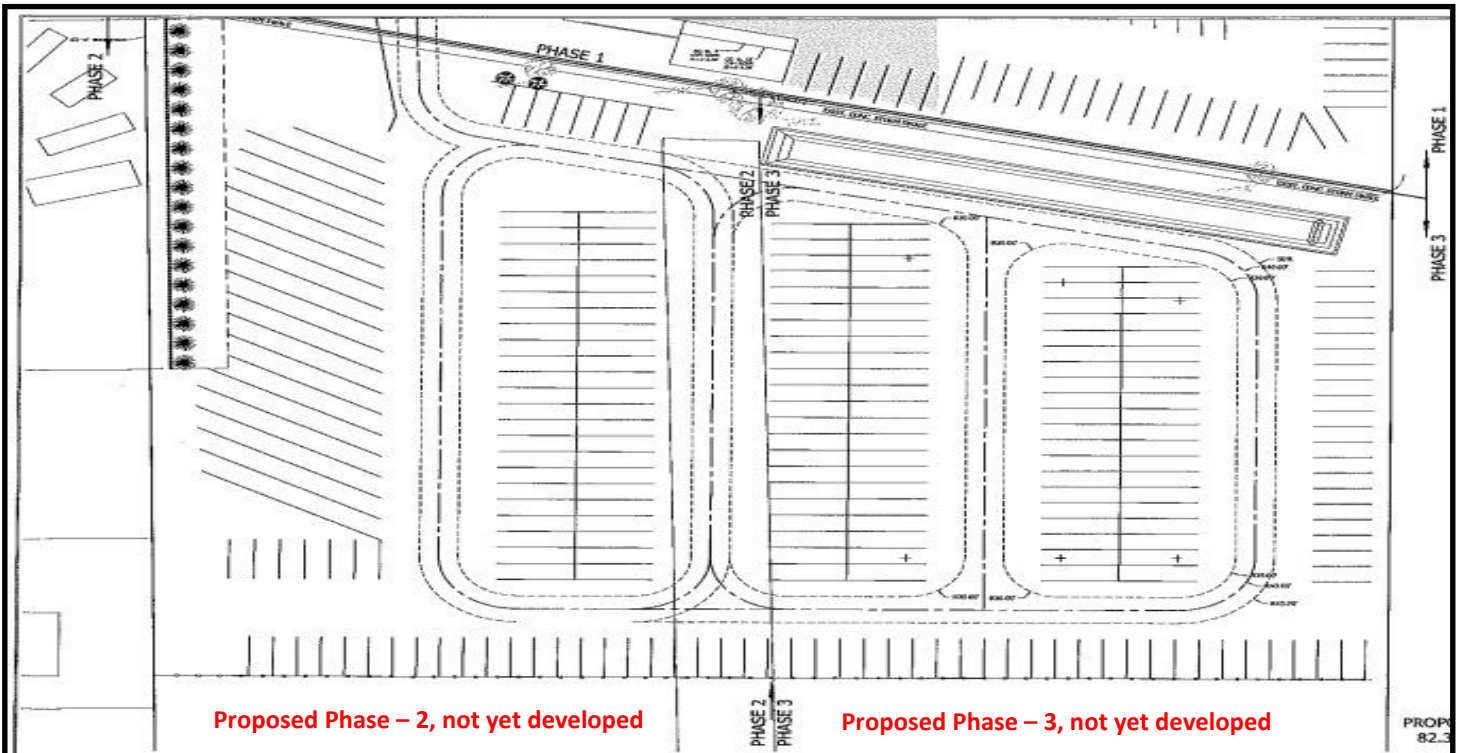
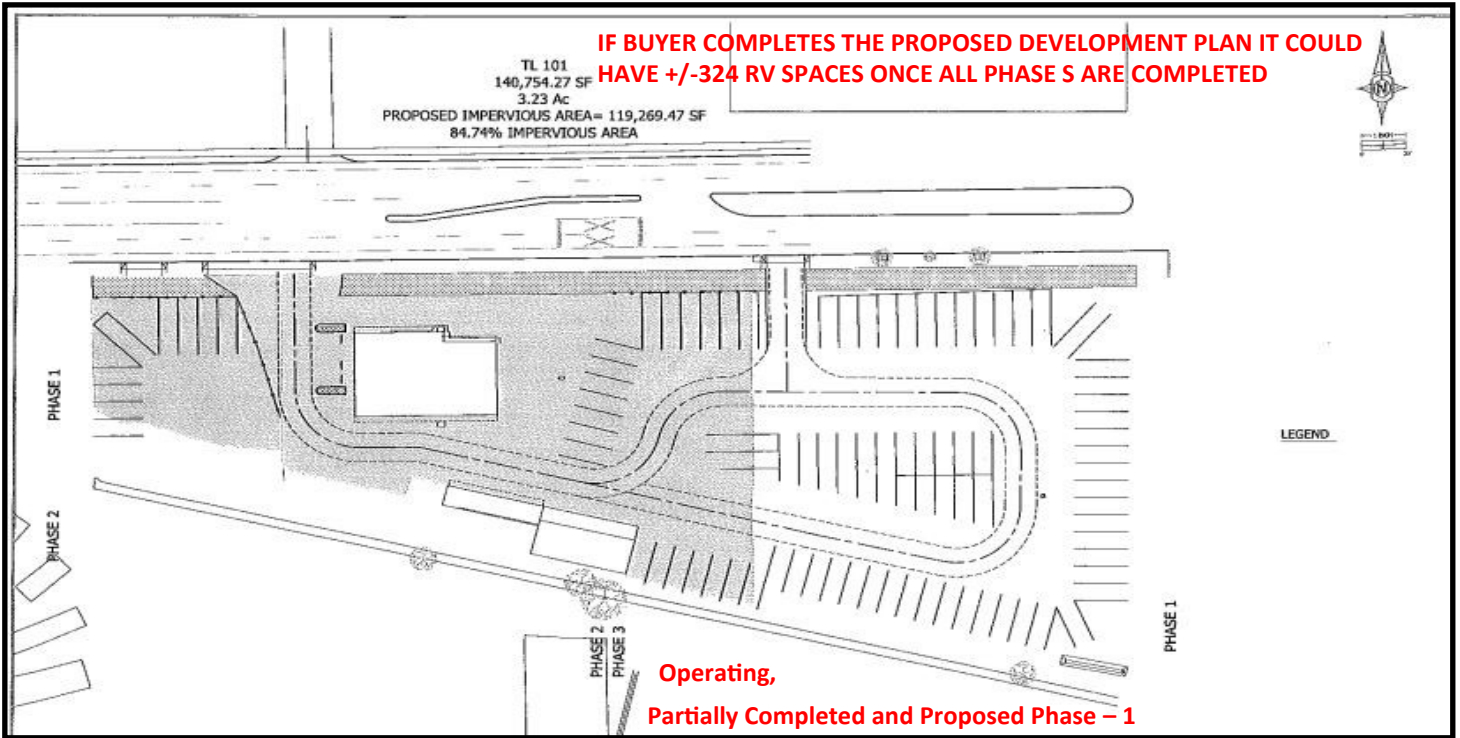
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All information contained is from sources deemed reliable and is provided without any representation, warranty or guarantee to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed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

Development Layout



Aerial Plat Map



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

- City: Albany
- County: Linn, OR
- Tax Account(s): 381398 - 148060
- Tax Lot(s): 100 - 101
- Map: 11S.04W.13



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