



FOR LEASE

RETAIL SPACE AVAILABLE

2211 WAVERLY DR. SE
ALBANY, OR 97322



LEASE RATE:
\$.85/SF/Mo. NNN

SUMMARY:

- Retail spaces for lease in Neighborhood Commercial (NC) zone
- Located at the corner of SE 21 PI SE and Waverly Dr.
- Currently 3 - separate spaces available ranging from +/-1,240 - 4,524 SF
- Heavy auto and foot traffic at signalized intersection
- Located in newer retail strip center with other successful businesses
- Great on-site parking and signage
- The available spaces are not yet built-out
- Landlord is presently looking into build-out costs
- Landlord will consider different space size configurations and options
- Easy access to downtown Albany, Santiam Hwy and I - 5
- Tenant solely responsible to independently verify all information
- Tenant to perform and rely on its own due diligence investigation



FOR MORE INFORMATION CONTACT:

Jim O'Bryant | Principal Broker
NW | Commercial Services, LLC.

4985 Battle Creek Rd SE. Ste. 101
Salem, OR 97302

503-586-2000 Office | 503-991-2271 Cell

Jim@nwcommercialservices.com

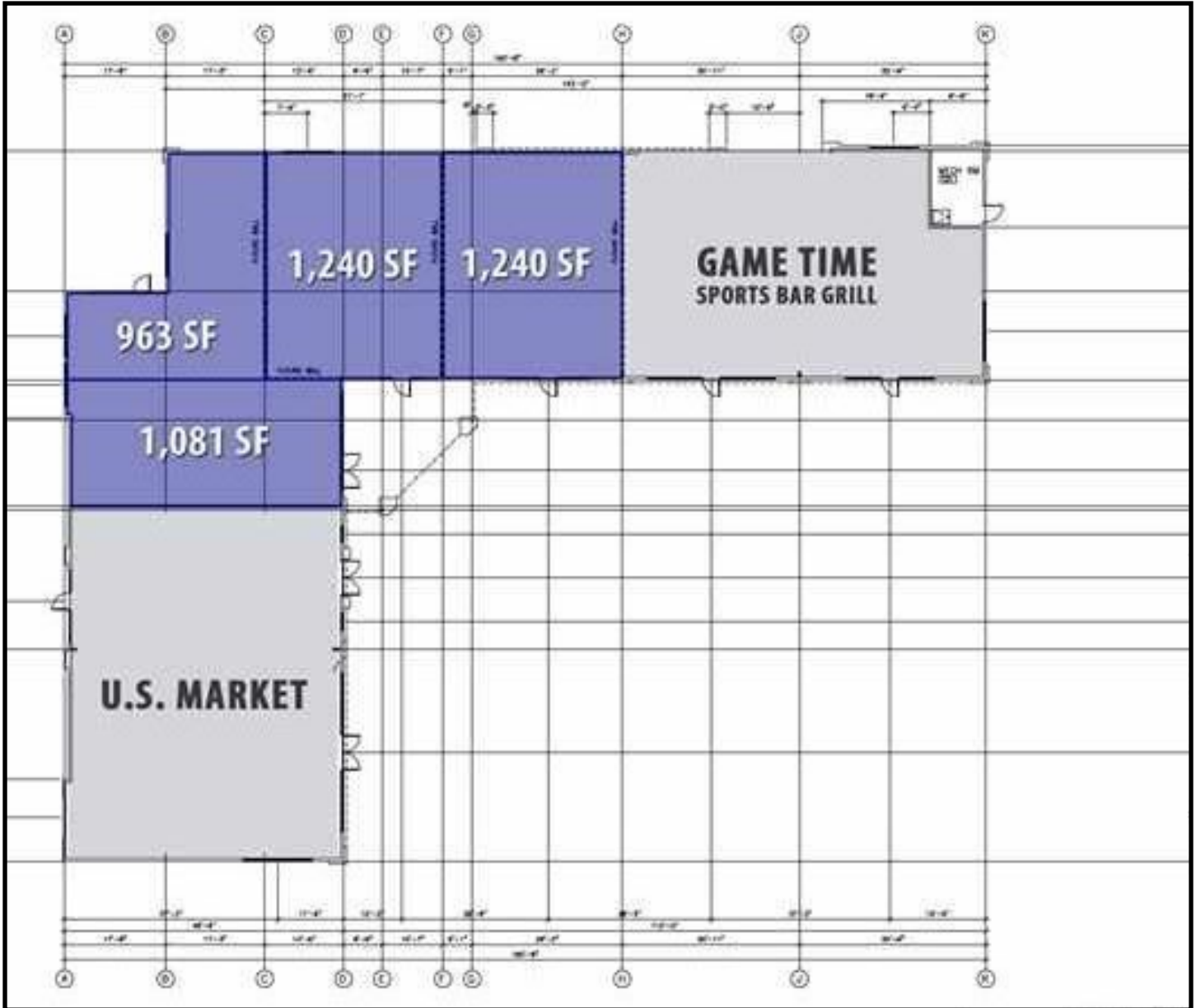
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Floor Plan



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- City: Albany
- County: Linn, OR
- Tax Account: 113098
- Tax Lot: 100
- Map: 11S.03W.17.NE



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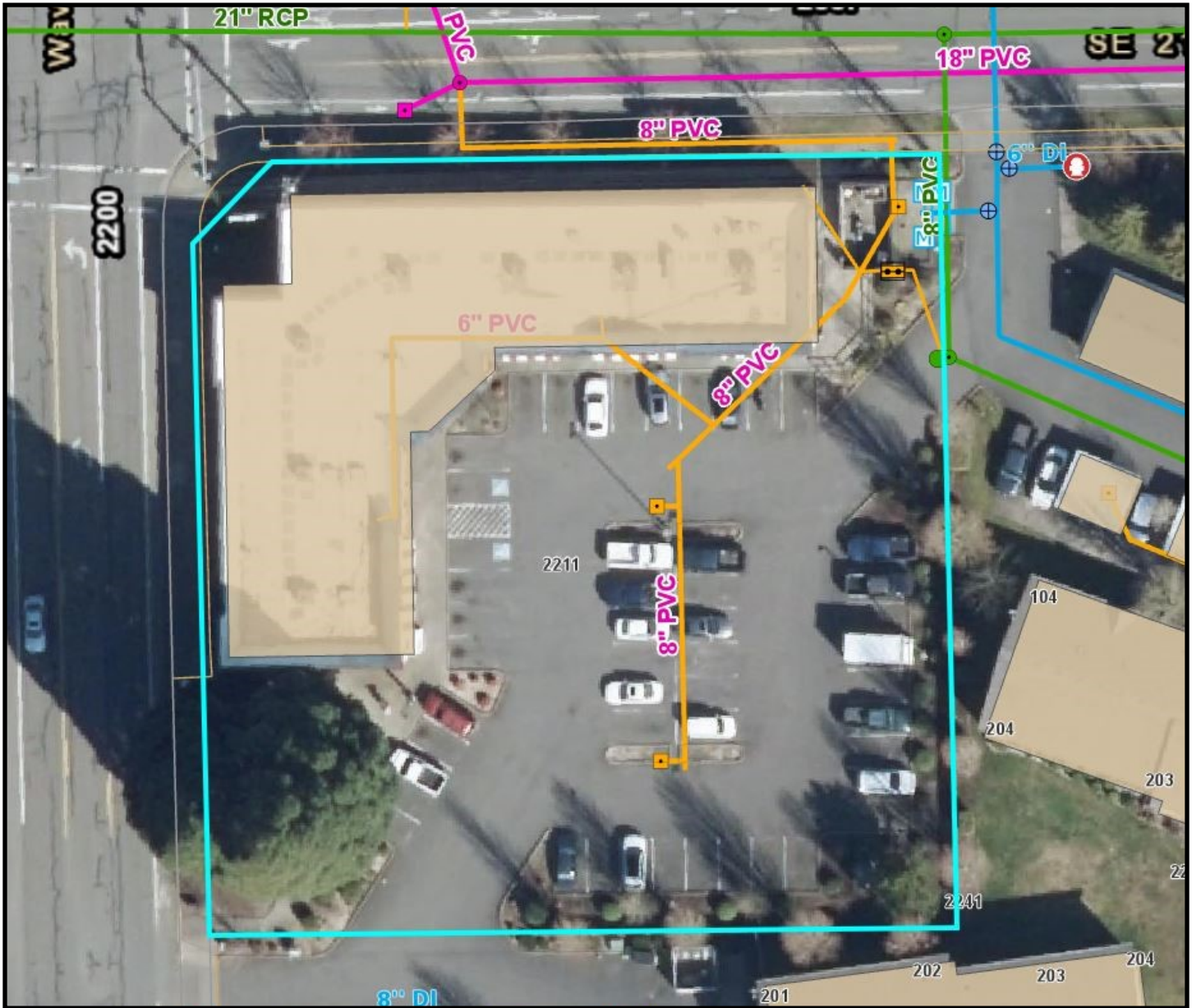
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Aerial Plat Map



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