

# Investment - Albany, OR



**234 Ellsworth St SW, Albany, OR, 97321**

Offered at \$650,000

National Tenant "Coupon Clipper" with outstanding prominent corner location on major State highway. Stand-alone building with full interior renovation in 2014-15. New HVAC and 25-year roof added in 2021. 5+ yrs remaining on current lease, w/ five-year option to renew at market rent in 2027. A true legacy asset. Perfect for 1031 funds or excess portfolio cash. Other corner neighbors are Chase Bank, Key Bank, & Washington Federal. 7 onsite parking spots (2 leased at \$110 per month) Owner is Licensed Broker.

0 Bedrooms

0 Bathrooms

1,536 sqft

0.13 acre (lot size)

Built: Unknown year



Scan above on mobile device  
for directions to this listing

Assist2Sell  
vip@assist2sell.com

Assist2Sell

All information deemed reliable but not guaranteed. If your property is currently listed this is not meant as a solicitation.  
©2026 Assist2Sell.com - Licensed according to agreed upon terms and conditions. This listing is courtesy of CORVALLIS REALTY & INVESTMENTS



<https://assist2sell.com/listing/234-ellsworth-st-sw-albany-or-97321/3yd-wvmlsor-791313>