

# 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



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