

**FOR SALE**

798 NW 5th Street, Redmond, OR 97756



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**FOR SALE**

**13,936 SF | \$3,500,000**

**Retail Investment Opportunity  
Including Warehouse Space**

798 NW 5th Street, Redmond, OR 97756



**GREAT LOCATION WITH TRAFFIC COUNTS OVER 9,500 AADT**



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## Retail Investment Opportunity Including Warehouse Space

### PROPERTY DETAILS

**Bldg. Size:** 13,936 SF  
**Sale Price:** \$3,500,000  
**Price/SF:** \$251.15  
**Lot Size:** 0.93 Acres  
**Year Built:** 1963, remodeled in 2023  
**Zoning:** Central Business (C2)  
**Parking:** 49 shared onsite surface parking spaces

### HIGHLIGHTS

- Building includes two retail storefronts totaling 10,351 SF, which can be combined by removing the existing demising wall, plus 3,510 SF of warehouse space with a 14' roll-up door
- Pylon signage available on 5th Street
- High visibility location with traffic counts over 9,500 AADT (2023)
- Great access, visibility and parking
- New 47-unit residential development recently constructed just south of the property

