



FOR SALE

450 MARINE DRIVE

ASTORIA, OR 97103

BRETT BAYNE

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DESCRIPTION

Well-maintained 29,580 SF two (2) story office building on 39,204 SF of land in Astoria, Oregon. Built in 2003, this building was previously leased to the State of Oregon and provides a move-in-ready office option for one or multiple tenants. The building features a TPO roof, a two-stop elevator, and fire sprinklers. Located on Marine Dr., this property benefits from quick access to Hwy 30 and Hwy 101, ample off-street parking, close proximity to nearby restaurants, and breathtaking views of the Columbia River.

PROPERTY HIGHLIGHTS

- 29,580 SF two story building with great views
- 39,204 SF lot (0.9 AC)
- Property Taxes: \$72,166
- Elevator served
- Fire sprinklers
- Able to be demised down easily
- (51) off-street parking spaces
- Zoned C-3 General Commercial
- The building is a steel-frame building with a stucco exterior on CMU.
- Additional HVAC split systems were added because the previous tenant wanted to control their work area individually.
- Roof and HVAC age: September 2018. The property has received quarterly inspections and maintenance.

OFFERING SUMMARY

Sale Price:	\$3,950,000
Lot Size:	0.9 Acres
Building Size:	29,580 SF

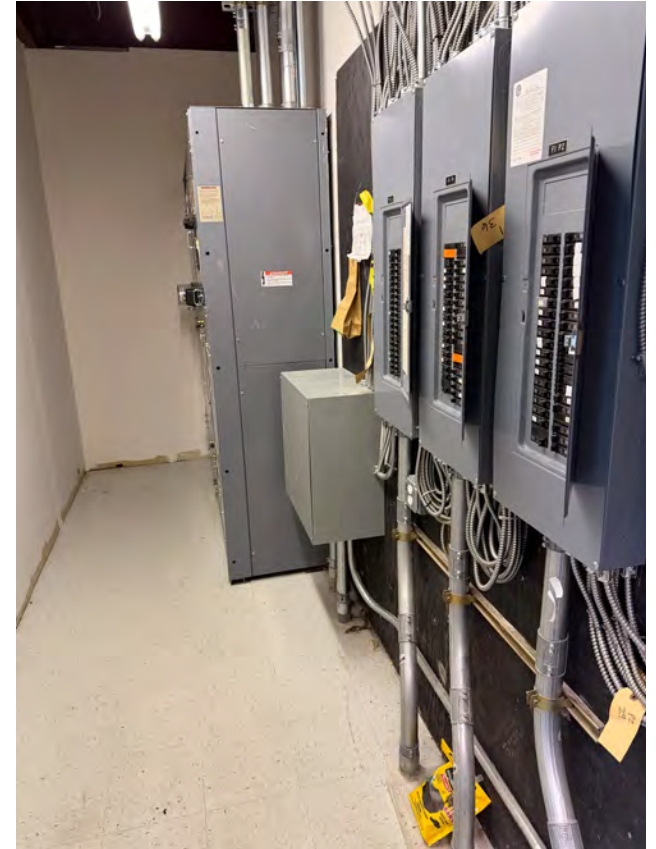
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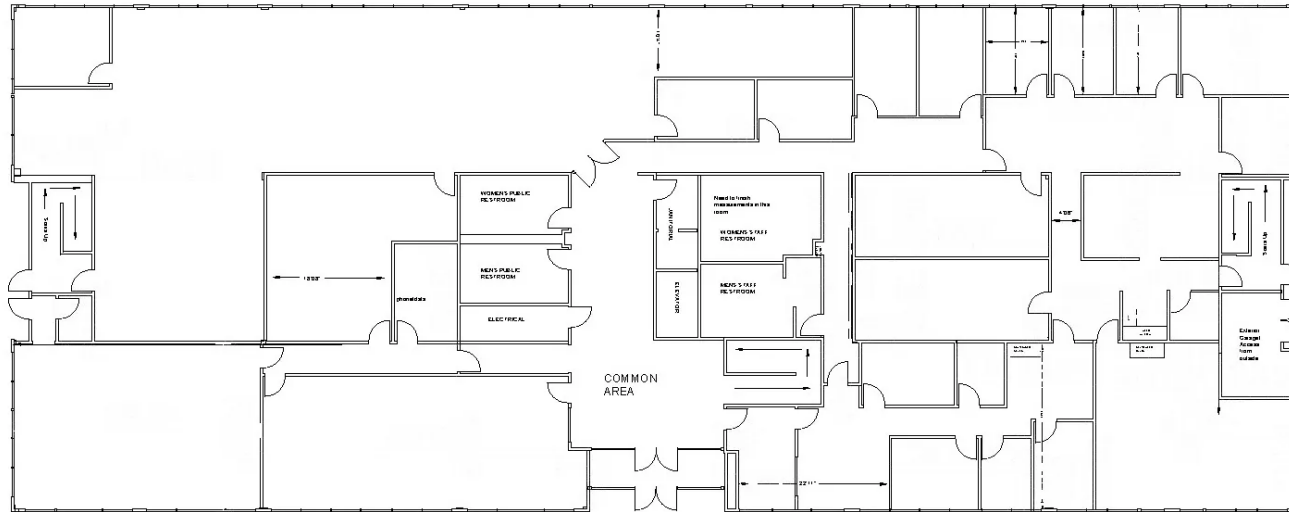
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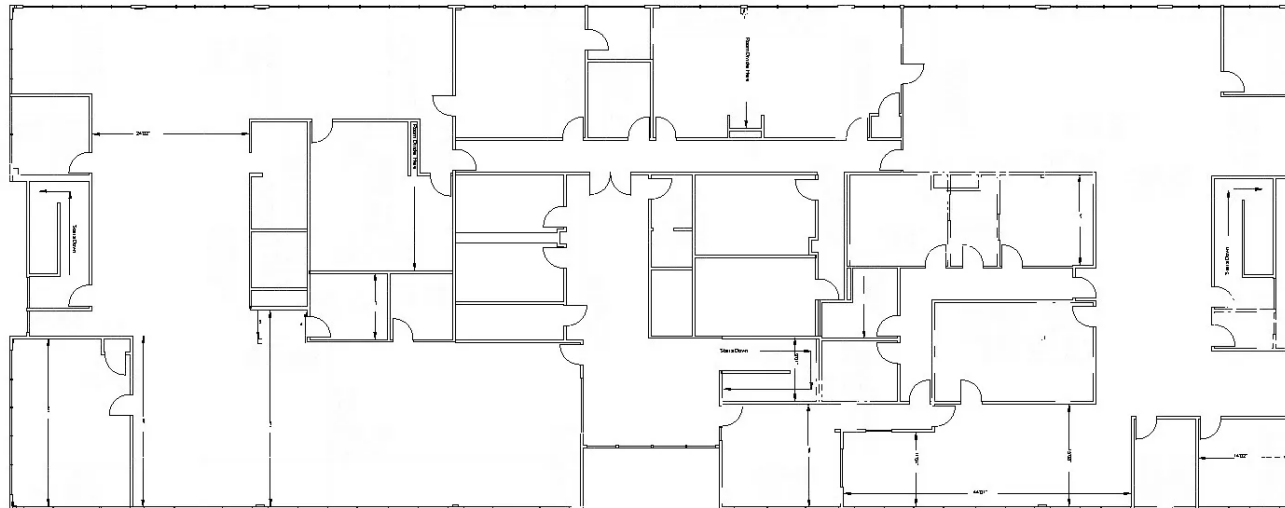
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First Floor



Second Floor



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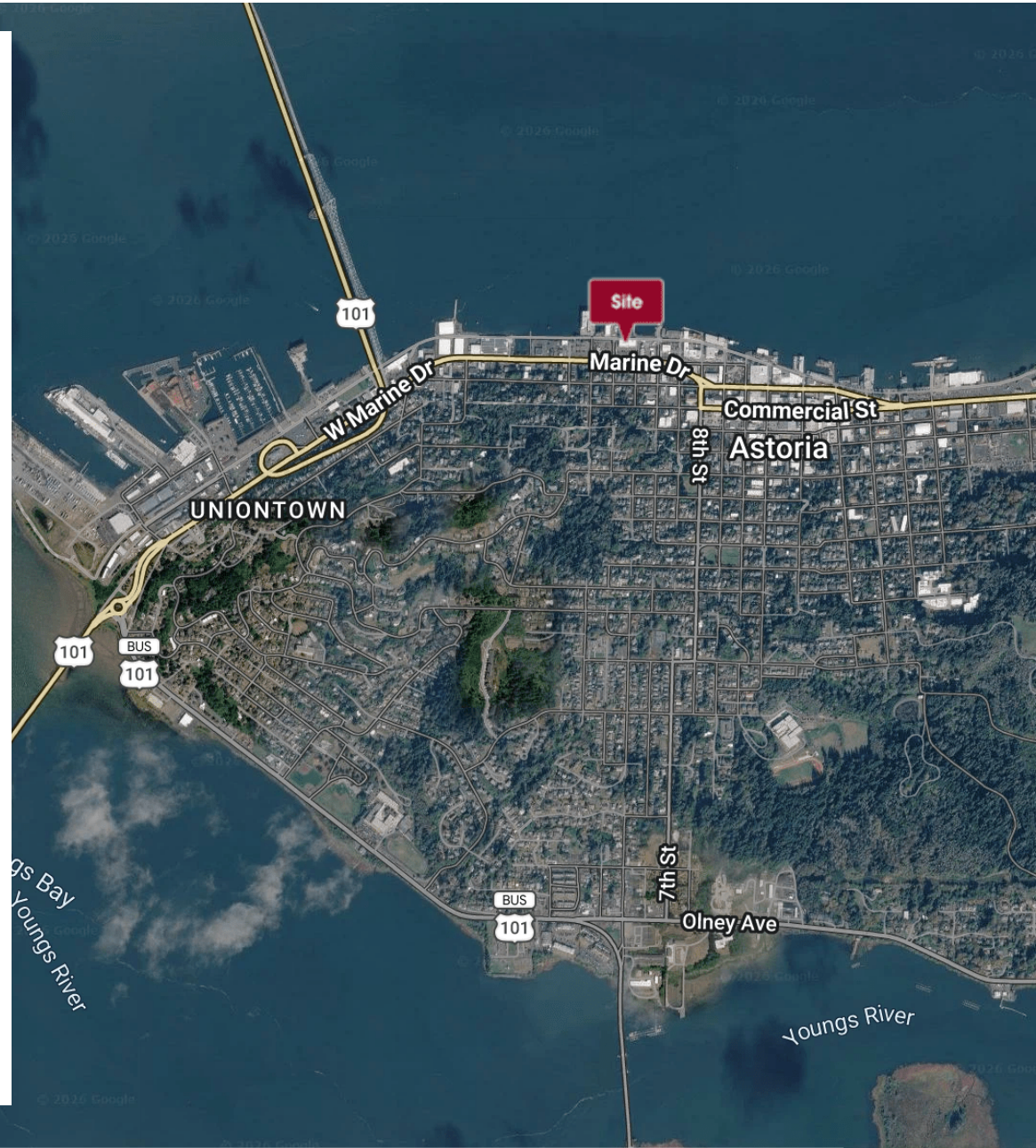
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LOCATION OVERVIEW

Located on Marine Drive, which abuts the Astoria Riverwalk and is 3/4 mile to Astoria Bridge and Hwy 101.



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