

FOR SALE
Industrial / Flex Building
Bank Owned

**116 S. Elliott Road
Newberg, Oregon 97132**

**BANK OWNED -
Price Reduced**



PROPERTY INFORMATION

- **Building Size:** 6,600 square feet
- **Land Area:** 25,429 square feet (0.58 acre)
- **Year Built:** 1995
- **Zoning:** Extremely Flexible M-2 Zoning (Light Industrial District), City of Newberg, OR
- **Property Taxes:** \$7,167.71 (2010)

SALE PRICE

~~\$435,000 (\$65.91 per SF)~~

\$385,000 (\$58.33 per SF)

For additional information, please contact:

LEE MORRISON
(503) 279-1742
lee.morrison@cushwake.com

JIM LEWIS
(503) 279-1743
jim.lewis@cushwake.com

PROPERTY HIGHLIGHTS

- Excellent owner/user opportunity
- 3 grade-level roll-up doors:
 - (1) 10x10
 - (1) 8x10
 - (1) 6x10
- Heavy power
- 12-foot insulated ceilings with fluorescent lighting
- 16 dedicated parking spaces (2.4/1,000 ratio)
- Signage on Elliott Rd
- 1" water meter line
- Covered loading area

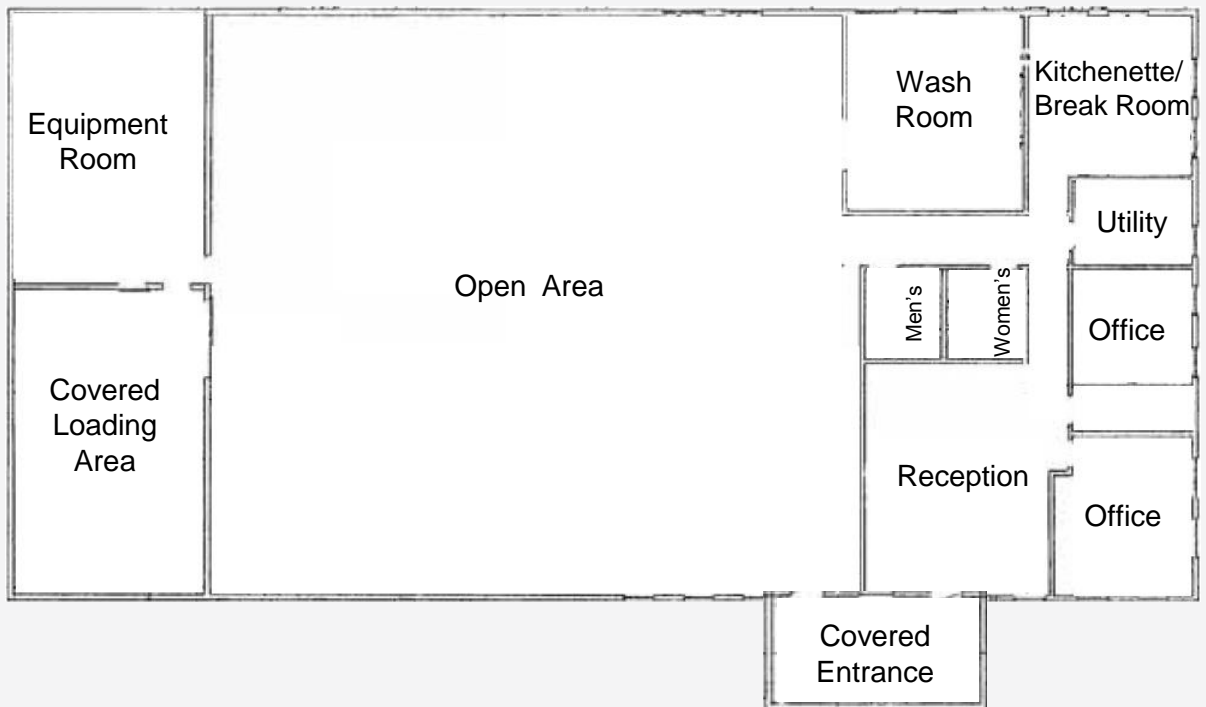
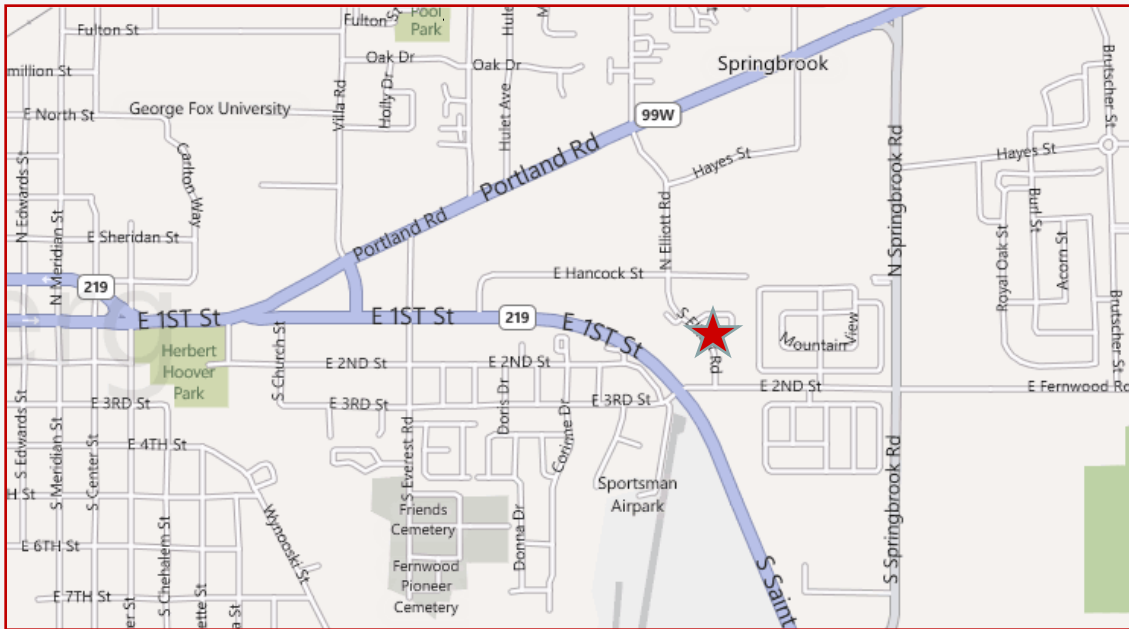


200 SW Market, Suite 200, Portland, OR 97201
503-279-1700

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

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