

FOR SALE

301 SW Bel Air Dr
Clatskanie, OR 97016

\$325,000

www.woodfordcre.com



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ABOUT THE PROPERTY

Unlock the potential of this approx. 2,300 SF former dental office, perfectly positioned on a 14,140 SF lot in the heart of Clatskanie, Oregon, with owner financing available. This versatile property is packed with features that appeal to both users and investors, offering a building optimally laid out with 9 offices, 2 restrooms, a breakroom with a kitchenette, washer/dryer hookups, an oversized reception and lobby area, conference room, and an open work area. Perfect for a variety of professional, medical, or retail uses, the space can also be divided into two separate suites, allowing investors to maximize returns by leasing out part of the building. The abundance of parking, visibility, and signage opportunities make this an enticing opportunity for your business. Zoned for multiple commercial uses, this adaptable space is ready to support your business vision or generate reliable rental income. Call today to schedule your private tour!



Address

301 SW Bel Air Dr., Clatskanie, OR 97016



Offering Price

\$325,000



Price Per SF

\$141.30



Total Land Area

14,140 SF



Building Size

2,300 SF



Parcel

0501074080310600000, 0501074080310530100







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