

FOR SALE

\$675,000

939 ELM ST SW, ALBANY, OR 97321



BUILDING SIZE	2,292 SF
FIRST FLOOR	1,392 SF
SECOND FLOOR	900 SF
TOTAL LOT SIZE	.15 ACRES (TWO PARCELS)
YEAR BUILT/REMODELED	1988/2003
ZONE	ES, ELM STREET DISTRICT

OVERVIEW

The office building was constructed in 1988 and remodeled in 2003 to accommodate legal office use. The building totals 2,292 SF across two floors: 1,392 SF on the first floor and 900 SF on the second floor. The property is very well maintained and features a beautiful enclosed courtyard with a deck.

Great parking with 5.5 spaces and one space shared with the neighboring property. The second parcel, directly adjacent to the building parcel, is improved only with pavement and site work supporting access and parking. It carries no separate habitable structure and has always functioned as an extension of the primary parcel's site improvements.

