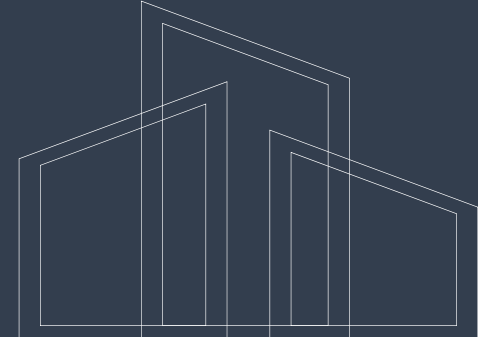


MIXED-USE AUTOMOTIVE BUILDING FOR SALE - \$950,000

Owner-user or Investor Opportunity

814 E 2ND Street, Newberg, OR 97132



Multi-Tenant Property with Vacant Commercial Suite Perfect for an Owner-user or Investor

Prime corner commercial property in the heart of Newberg—one of Oregon’s fastest-growing wine-country destinations. Just steps from historic downtown and one block south of Highway 99W, the property is well-suited for a variety of uses given its walkable setting, strong street presence, and flexible commercial zoning.

A vacant commercial suite, paired with short-term leases on the occupied spaces, creates a unique opportunity for either an owner-user or an investor interested in repositioning or repurposing the property with a variety of uses, including a wine production facility or tasting room.

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814 E 2nd Street, Newberg, OR 97132



Property Details

- 8,800 +/- square foot building
- Five Tenant Spaces:
 - Auto-garage with three grade doors
 - Vacant Commercial Suite on corner
 - Warehouse with 4 grade doors
 - 2 Second Story Apartments⁽¹⁾
- Year Built: 1964
- Acres: 0.34
- Zoning: C-3 (Central Business)
- Store-front parking plus a fenced and paved rear lot
- 3-Phase Power

The 2 apartment units can provide steady additional income. Access to the apartments is provided in the rear of the property, separate from the commercial storefronts.



(1) Unit mix includes one studio and one 2-bedroom unit

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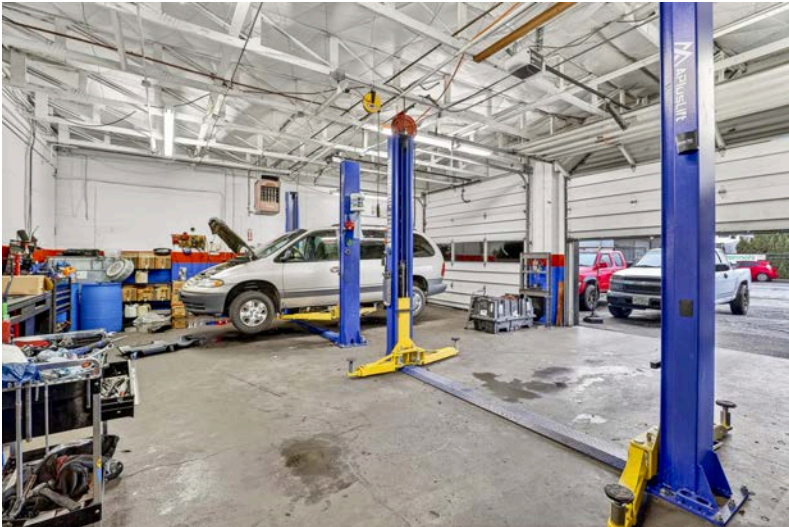


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Auto Garage Photos



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Vacant Commercial Suite Photos



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Area Overview

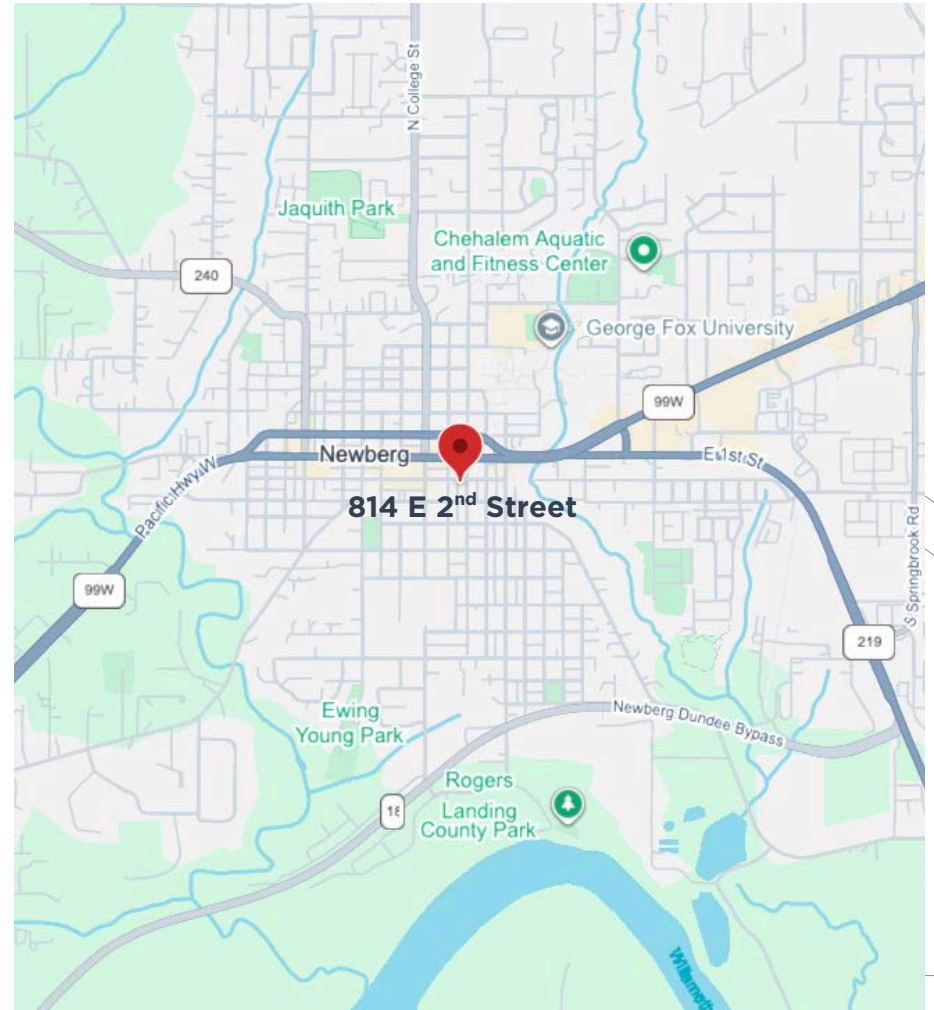
AREA DEMOGRAPHICS			
Population	1 mi area	3 mi area	5 mi area
2024 Estimated Population	16,610	37,172	40,692
2029 Projected Population	17,430	38,677	42,189
2020 Census Population	13,994	33,028	36,867
Projected Annual Growth Rate 2024 to 2029	1.0%	0.8%	0.7%
Households			
2024 Estimated Households	5,939	13,414	14,667
2024 Est. Avg. HH Income	\$83,721	\$100,700	\$104,483
2024 Est. Median HH Income	\$73,396	\$86,776	\$88,537
Businesses			
2024 Est. Total Businesses	832	1,738	1,917
2024 Est. Total Employees	4,720	12,637	13,676

Location Overview

Centrally positioned in the heart of Newberg and just steps from the city’s historic downtown, this corner property offers walkability and easy access. Located one block south of Highway 99W—Newberg’s primary connection to Portland and gateway to the surrounding Willamette Valley region—the site benefits from exposure to nearly 20,000 vehicles per day nearby on 99W. Its convenient placement makes it an ideal opportunity for businesses seeking to serve both local residents and the broader Yamhill County community.

Walk Score
90

Bike Score
90



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