



FOR SALE

450 MARINE DRIVE

ASTORIA, OR 97103

BRETT BAYNE

503.972.7280

bayne@macadamforbes.com

JOE KAPPLER

503.972.7294

joek@macadamforbes.com

**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)
- Elevator served
- Fire sprinklers
- Able to be demised down easily
- (51) off-street parking spaces
- Zoned C-3 General Commercial
- Property Taxes: \$72,166

OFFERING SUMMARY

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



BRETT BAYNE

503.972.7280 | bayne@macadamforbes.com

JOE KAPPLER

503.972.7294 | joek@macadamforbes.com



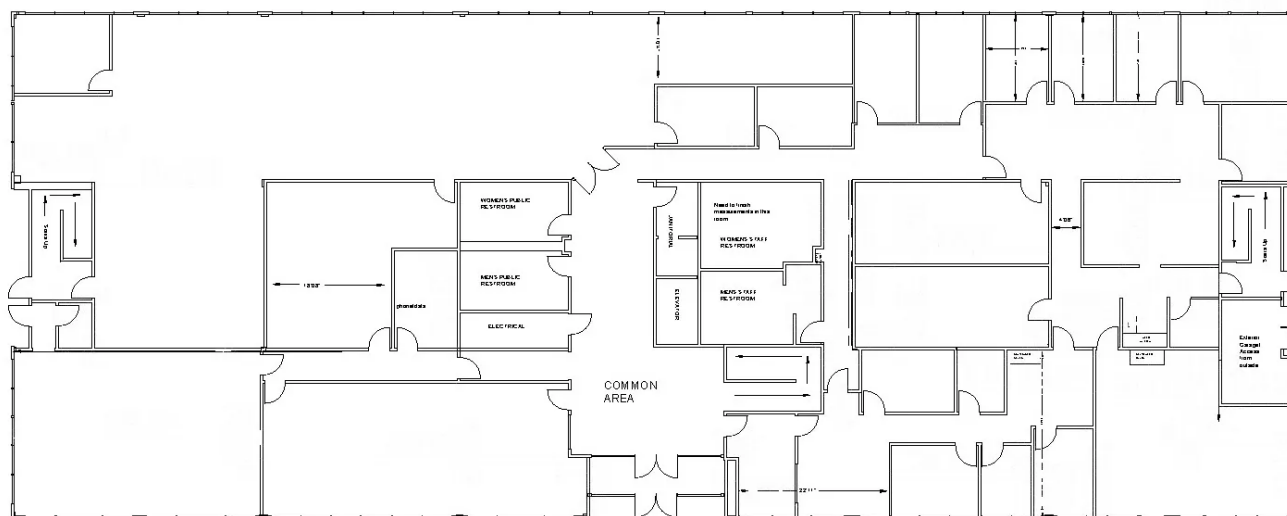
BRETT BAYNE

503.972.7280 | bayne@macadamforbes.com

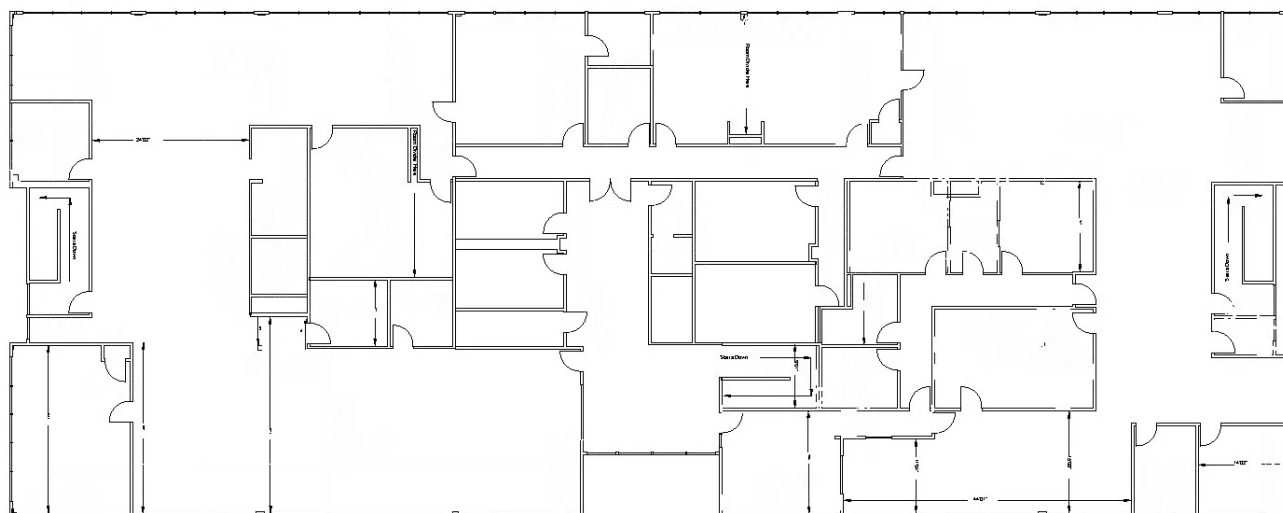
JOE KAPPLER

503.972.7294 | joek@macadamforbes.com

First Floor



Second Floor



BRETT BAYNE

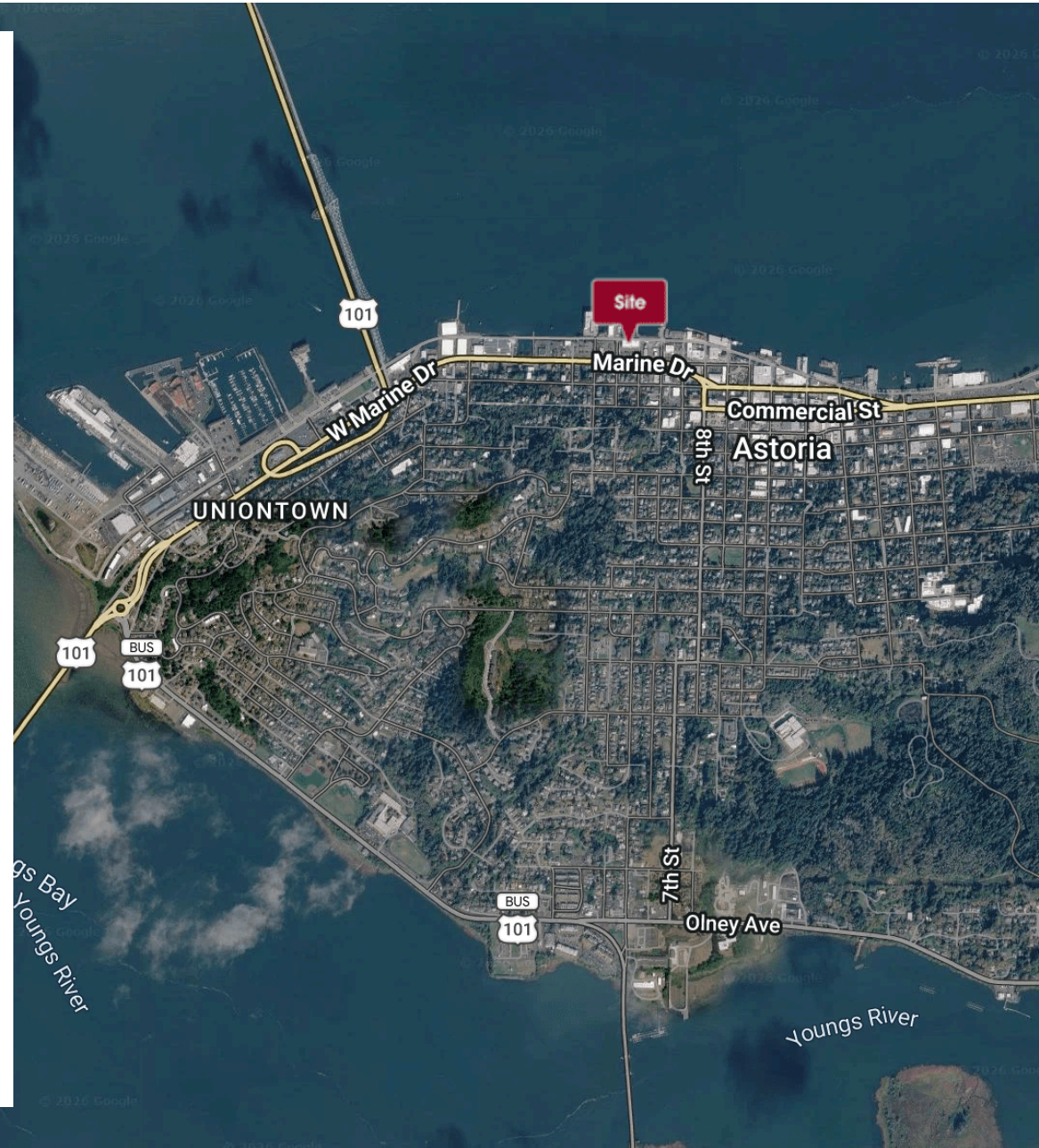
503.972.7280 | bayne@macadamforbes.com

JOE KAPPLER

503.972.7294 | joek@macadamforbes.com

LOCATION OVERVIEW

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



BRETT BAYNE

503.972.7280 | bayne@macadamforbes.com

JOE KAPPLER

503.972.7294 | joek@macadamforbes.com