

Features Sheet

12955 N Hwy 101, Nehalem, OR 97131

Nehalem Bay Pottery

Features

- Original structure built in 1920.
- Zoned commercial
- 960 sf work shop (includes entry and storefront) and 294 sf enclosed back porch = 1,254 sf total finished space.
- Was a home originally; at some point it became a cabinetry workshop; and the Seller's purchased it in January 2020 and converted it into a ceramics studio.
- Building entails an entry off Hwy 101, a store front, half bath, work shop, firing room, covered back deck, garage.
- Work shop includes built-in and stand alone shelving, storage cabinets, work benches and 300 amp electric service that supports the workshop.
- New heat pumps for work shop and firing room (see below), along with a space heater in work shop.
- Hwy 101 store front entrance and rear entrance from City parking
- Parking in driveway, on street and City parking lot in back

Updates Since 2020 Purchase

- Replaced building and garage roofs
- Replaced gutters in places
- Painted exterior
- Replaced windows on east wall of main building along with new siding
- Installed sink and toilet in bathroom and the sewer main was replaced at the same time between the building and the City main. Sink includes a clay trap.
- New on-demand hot water heater
- Insulated back room, added sheet rock, finished flooring
- Replaced window next to entry door.
- Added vent fans for kilns
- Replaced sheet rock in store front area and hallway
- Built covered deck between back room and garage
- Installed 2 heat pumps that serve main work shop and firing room
- Rebuilt south and north walls of garage and added barn doors
- Added drainage rock around the building, new paths to city parking area in back, and removed weeds.