

Pendleton Freestanding Retail
320 SW Emigrant Ave
Pendleton, OR 97801

\$2,495,000
2.1± Acres
Umatilla County



Pendleton Freestanding Retail
Pendleton, OR / Umatilla County

SUMMARY

Address

320 SW Emigrant Ave

City, State Zip

Pendleton, OR 97801

County

Umatilla County

Type

Commercial

Latitude / Longitude

45.669348 / -118.78904

Acreage

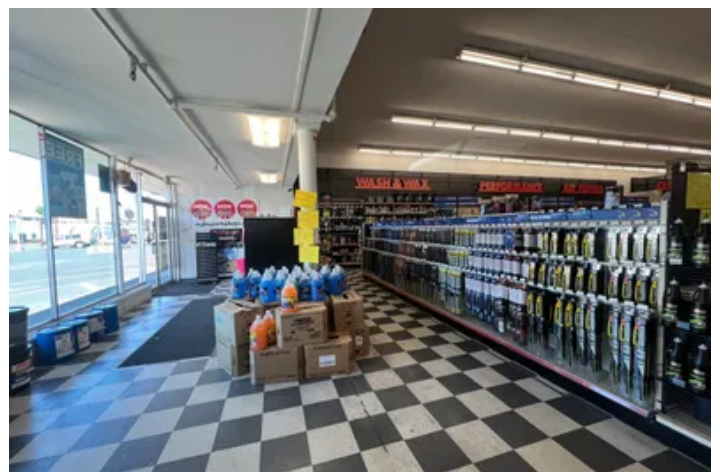
2.1

Price

\$2,495,000

Property Website

<https://whitneylandcompany.com/property/pendleton-freestanding-retail/umatilla/oregon/76891/>



Pendleton Freestanding Retail

Pendleton, OR / Umatilla County

PROPERTY DESCRIPTION

Large Freestanding Retail building available for Sale and Lease. Situated in high traffic area of Pendleton and surrounded by nearby residential neighborhoods. Excellent visibility along Emigrant Ave and Frazer, two of the main arterial roads through town. The building is currently demised into two separate retail suites with shared basement storage space. 3-phase power. Investment or owner-user opportunity with income from next door tenant. Baxter Auto Parts will vacate upon Sale or Lease. Various uses possible within C-1/CMU Zoning.

Suite 320 features large showroom space, a private office, restrooms, dock-high truck loading dock. Currently occupied on a month-to-month basis by Western Auto at below market rate.

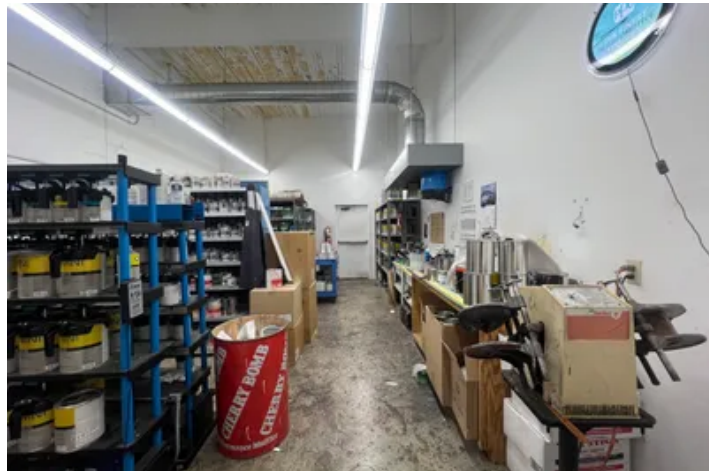
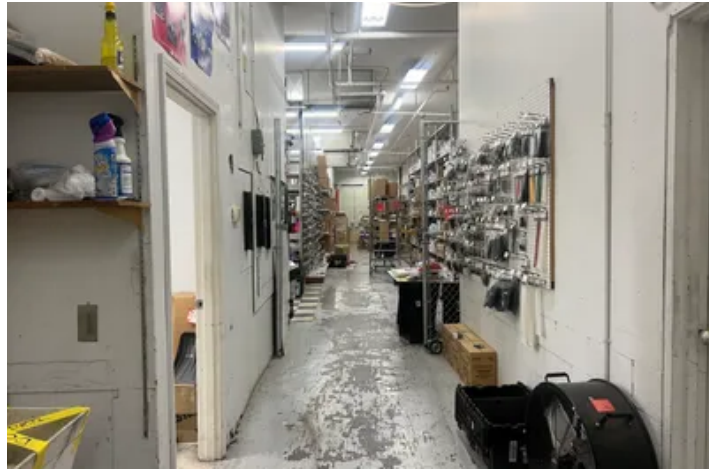
Suite 336 features a large showroom with restrooms, back inventory area, private office space, dock-high door and roll-up door and ventilated paint room. Currently occupied by Baxter Auto Parts.

PROPERTY HIGHLIGHTS

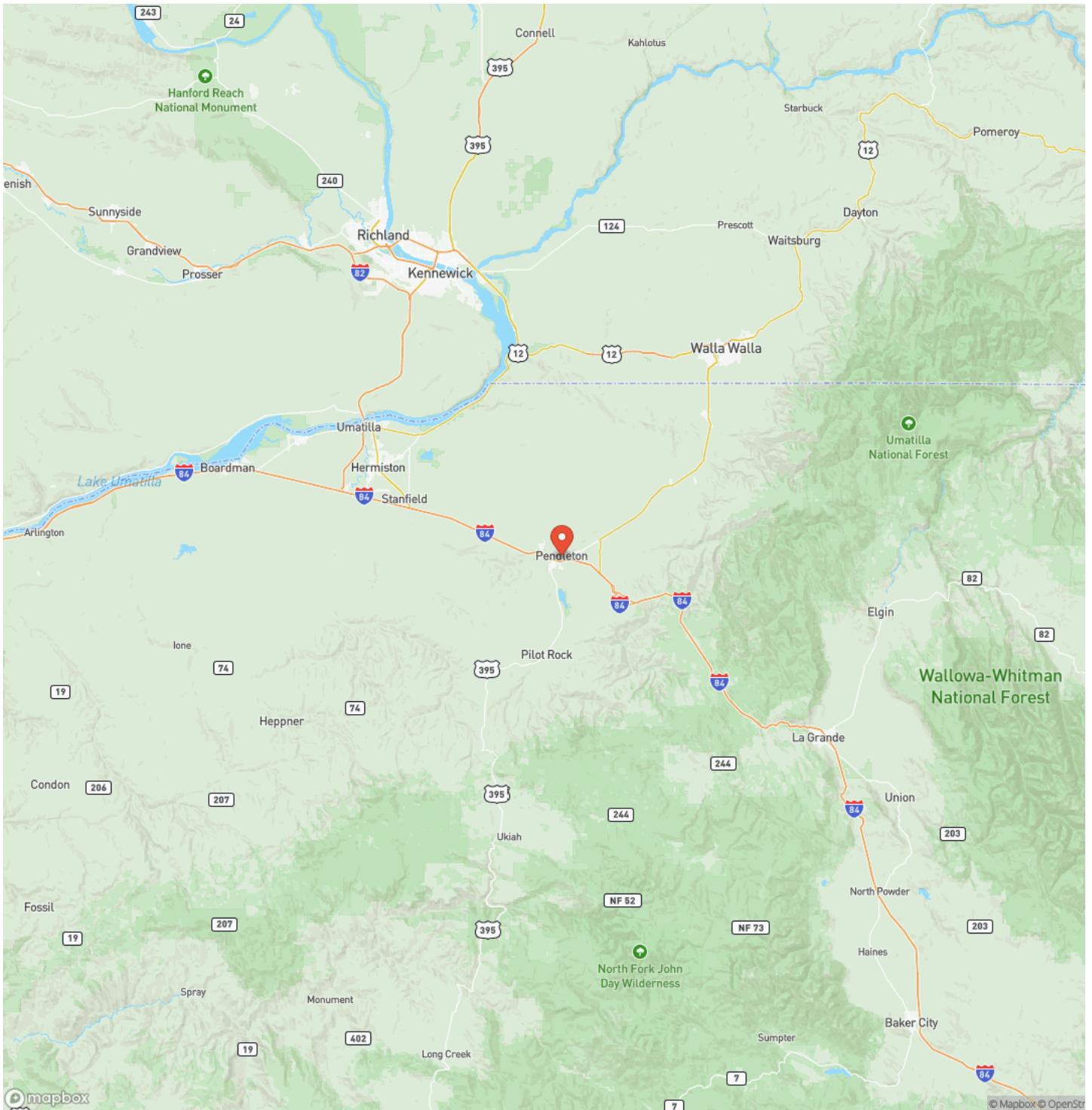
- 20,700 SF of Retail space
- Prime Retail Location in Pendleton
- Large showroom space
- Ample Parking
- Lit parking lot
- Multiple Points of Access
- Pole Sign
- Two (2) 10x10 dock-high doors and one (1) 11x8 roll-up door
- Conveyor system from basement to main level
- 5,600 SF Below grade storage



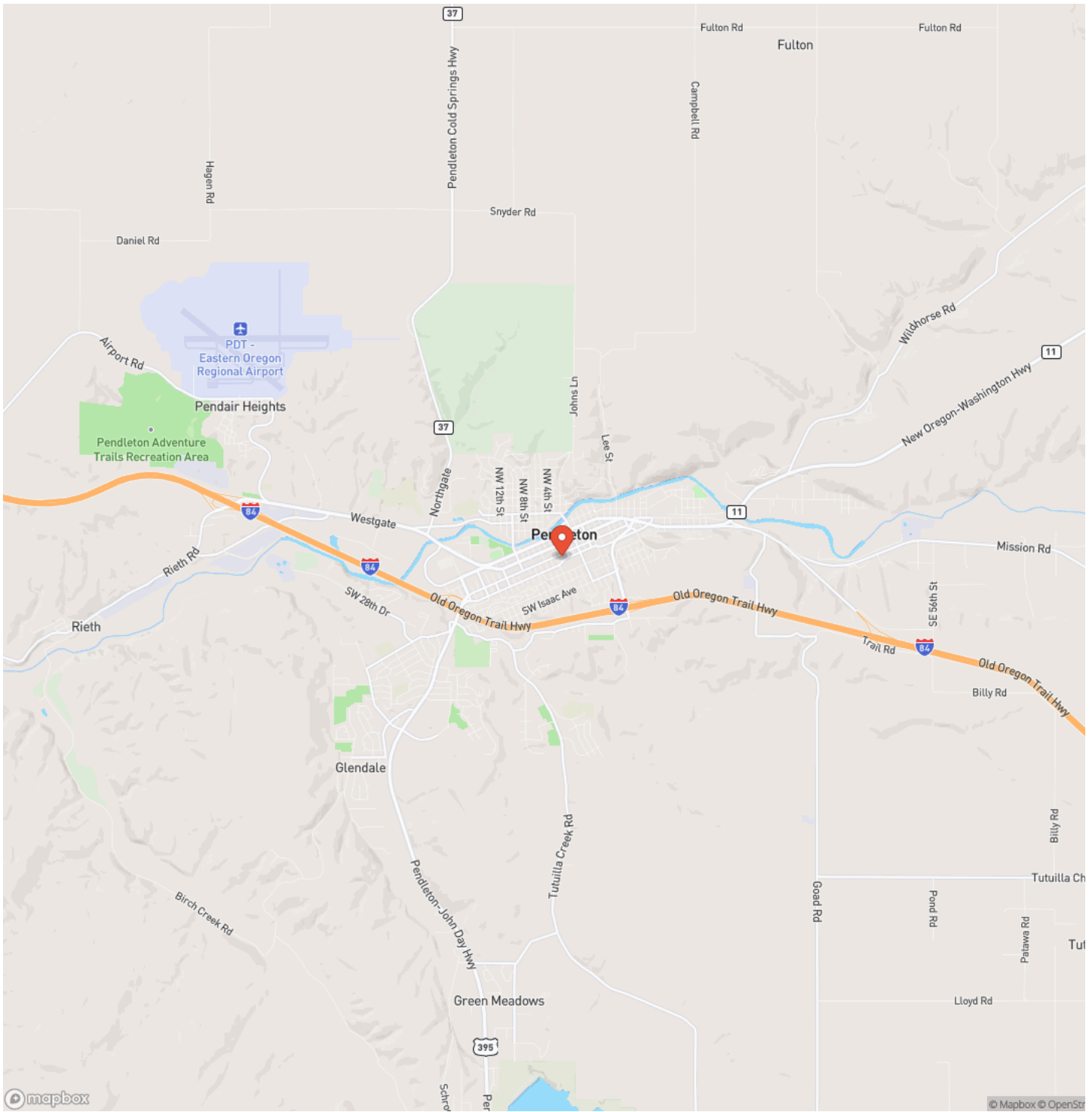
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Locator Map



Locator Map



Satellite Map



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