

*Carnegie
Library next to
Auction Property*



PARCEL B

RESERVE PRICE: \$35,000*

The adjoining parking lot (tax lot 2801) is 4,128± square feet with 40 feet of frontage along both 3rd Avenue SW, and a rear alley, and has parking for 14 cars, with additional parking for two or three cars along the rear alley. The site could accommodate a three story, mixed-use building with ground floor commercial or office space, and up to eight small apartments with parking for four cars along the alley.

Acquisition of the property in its entirety, or by individual parcel, provides investment and development opportunity for acquiring an office building at less than \$35 per square foot with options for renovation for single or multiple tenants, and an adjoining lot for less than \$9 per square foot, all within Albany's downtown historic district, near shopping, the Carnegie Library and City Hall.

LOCATION: 420 3rd Avenue SW, Albany, Oregon, 97321. Township 11 South, Range 3 West, Section 7 BB, Tax Lot 2800 (Parcel A) and 2801 (Parcel B)

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY, NOVEMBER 20, 2013