



PUBLISHED RESERVE: \$180,000

LAST ASKING: \$324,428

SIZE: 8,125± Square Foot Building

ZONING: C-4 -- Commercial

PROPERTY INSPECTION:

Date	Time
Sunday, October 25	11 a.m. to 1 p.m.
Sunday, November 8	11 a.m. to 1 p.m.

FINANCING: None – All Cash



DESCRIPTION: This 8,125± square foot, one-story commercial building, with full basement and five store fronts, is located at the corner of 9th and Commercial Streets in the heart of the Downtown Historic District of the Columbia River waterfront city of Astoria. It has a strategic location along Commercial Street, which is the major one-way route through downtown Astoria east to Portland.

The building is vacant, and is listed as a historic structure by the City of Astoria Historic Landmarks Commission, providing opportunity to a new owner for a 20% Federal Tax Credit for renovation, and a special pre-renovation tax assessment for up to ten years.

The concrete and wood building was constructed in 1924 as the M + N Building, also known as the Mary and Nellie Building, named for Mrs. Mary C. Flavel and her daughter Nellie Flavel.

Pacific Power and Light was the first, and primary, tenant, and remained at this location until 1971. Sears also occupied the building until 1996.