



**\$1,250,000**

## **532 NW 3RD ST, CORVALLIS, OR 97330, USA**

<https://legacyre.com>

- For Sale
- Active

Prime retail space in downtown Corvallis near OSU. Ideal for businesses seeking versatility and visibility in a high-demand area. Zoning is Commercial Mixed-Use, allowing for a variety of potential uses: eating & drinking establishments, medical services, retail sales, and more. Also allows for residential and office use. CMU-3 also allows for building heights up to ...



**James Hauge**  
jamesh@legacyre.com



**LEGACY**  
REAL ESTATE

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## Listing Details

**Category:** For Sale

**Type:** Industrial, Office, Retail

**Office Type:** Institutional / Government, Medical Office, Office Building, Office Warehouse

**Date added:** Added 10 months ago

**Status:** Active

**Industrial Type:** Flex Space, Manufacturing, Office Showroom, Research & Development, Warehouse

**Retail Type:** Community Center, Fashion/Specialty, Outlet, Strip Mall

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## Lease Terms

**New Construction:** No

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## Building Details

**Building Status:** Existing

**No. Buildings:** 1

**Year Built:** 1960

**Parking Ratio (per 1,000 SF):** 2

**Building Size (sqft):** 10654 sq ft

**Floors:** 1 floor

**Tenancy:** Single

**Parking Type:** Surface

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## Floor Plans



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## Showing Instructions

**Lockbox:** Yes

**Showing Instructions:** 24-Hr Notice, Appointment Only, Call Listing Broker

**Listed By:** James Hauge

**Broker's Phone Number:** (503) 877-2101

**Broker's Email:** jamesh@legacyre.com

