

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

<https://legacyre.com>

Lease this 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 ...



James Hauge
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- For Lease
- Active



LEGACY
REAL ESTATE

Listing Details

Category: For Lease

Type: Industrial, Office, Retail

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

Date added: Added 2 weeks ago

Status: Active

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

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

Sale Terms

Price per sqft: \$1.15

Lease Terms

Number of Spaces Available: 1

Rent / SF per Year: \$13.80

Availability Date: 04/01/25

Lease Type: Triple Net / NNN

Available SF: 10,654

Rent / SF per Month: \$1.15

New Construction: No

Building Details

Property Name: Advance Auto Parts

Building Size (sqft): 10654 sq ft

Floors: 1 floor

Tenancy: Single

Parking Type: Surface

Building Status: Existing

No. Buildings: 1

Year Built: 1960

Parking Ratio (per 1,000 SF): 2



Floor Plans



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

