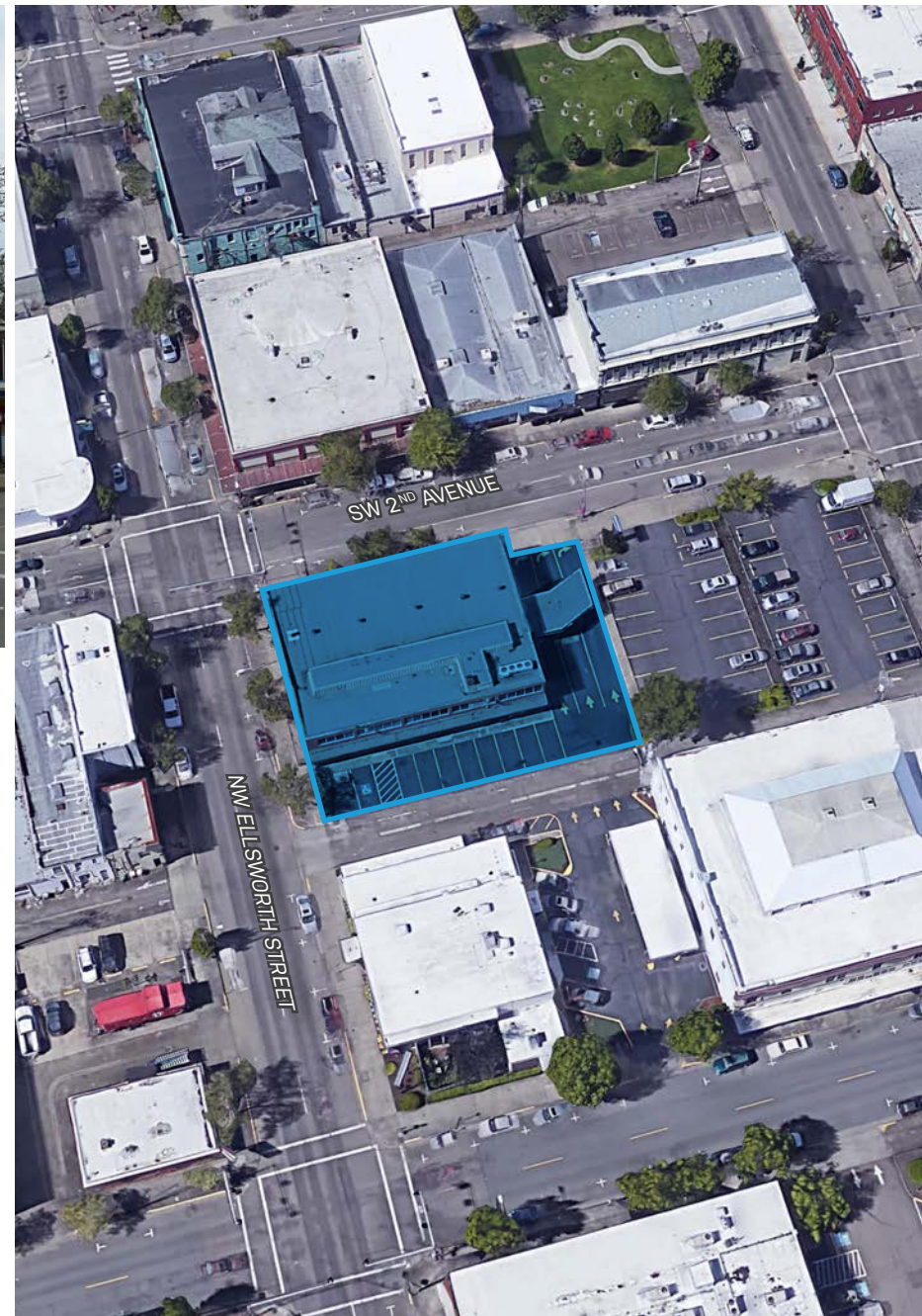


205 ELLSWORTH STREET SW

ALBANY, OR 97321



FOR LEASE OR SALE

- Building Size: \pm 10,094 SF with additional \pm 1,960 SF below grade
 - 1st floor: \pm 7,622
 - Mezzanine: \pm 2,472 SF
- Type: Single story retail building with mezzanine and basement
- Site Size: \pm 13,939 SF
- Year Built: 1957
- Parking: \pm 10 stalls
- Drive through
- Zoning: LE - Lyon Ellsworth
- Located in an Opportunity Zone
- Please call for rates and pricing guidance



HSM Pacific Realty
Brock Switzer, Broker
0612 SW Idaho St #2, Portland, OR 97239
503.245.1400 / www.hsmpacific.com

Apex Real Estate Partners
Nathan Sasaki, Executive Director
415 NW 11th Ave, Portland, OR 97209
503.595.2843 / nathan@apexcre.com



DOWNTOWN ALBANY LOCATION



PROXIMITY

- 3 minutes to Hwy 99
- 9 minutes to Interstate 5

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2021 Total Population	± 12,727	± 52,390	± 62,478
2026 Projected Population	± 14,153	± 56,101	± 66,997
2021 Average Household Income	\$64,470	\$72,112	\$73,550
2021 Households	± 5,065	± 20,495	± 24,454
2021 Total Exemployees	± 9,485	± 23,866	± 28,933