



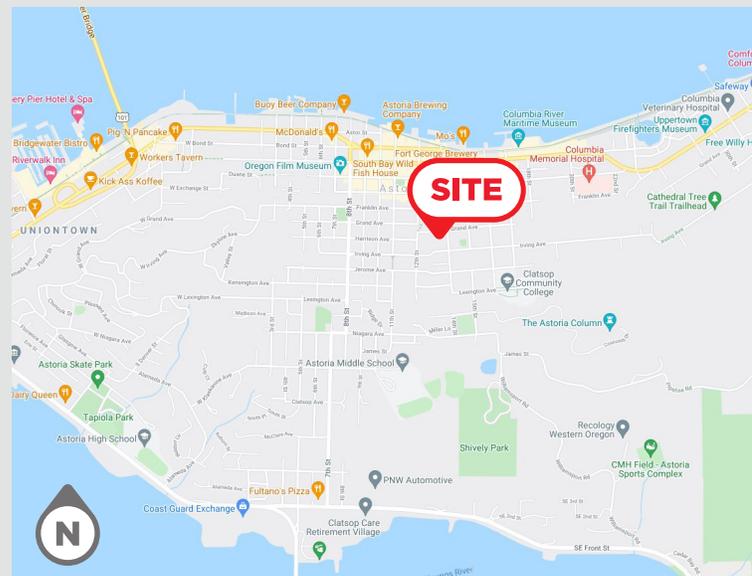
COMMERCIAL BUILDING FOR SALE

Sale Price: \$1,495,000

Property: 0.34 Acres

Building Area: 5,624 SF

- Rare owner-user/investor opportunity
- Adaptable open configuration with 2 storefronts
- Zoning allows wide range of retail, medical, office uses
- Built in 1958, exposed ceilings, extensive plumbing throughout, full HVAC system
- Prime location on Exchange St. and 14th St, near Commercial St, Marine Dr, and Hwy 30
- Neighboring numerous restaurants, breweries, and Astoria Sunday Market



For more information please contact:

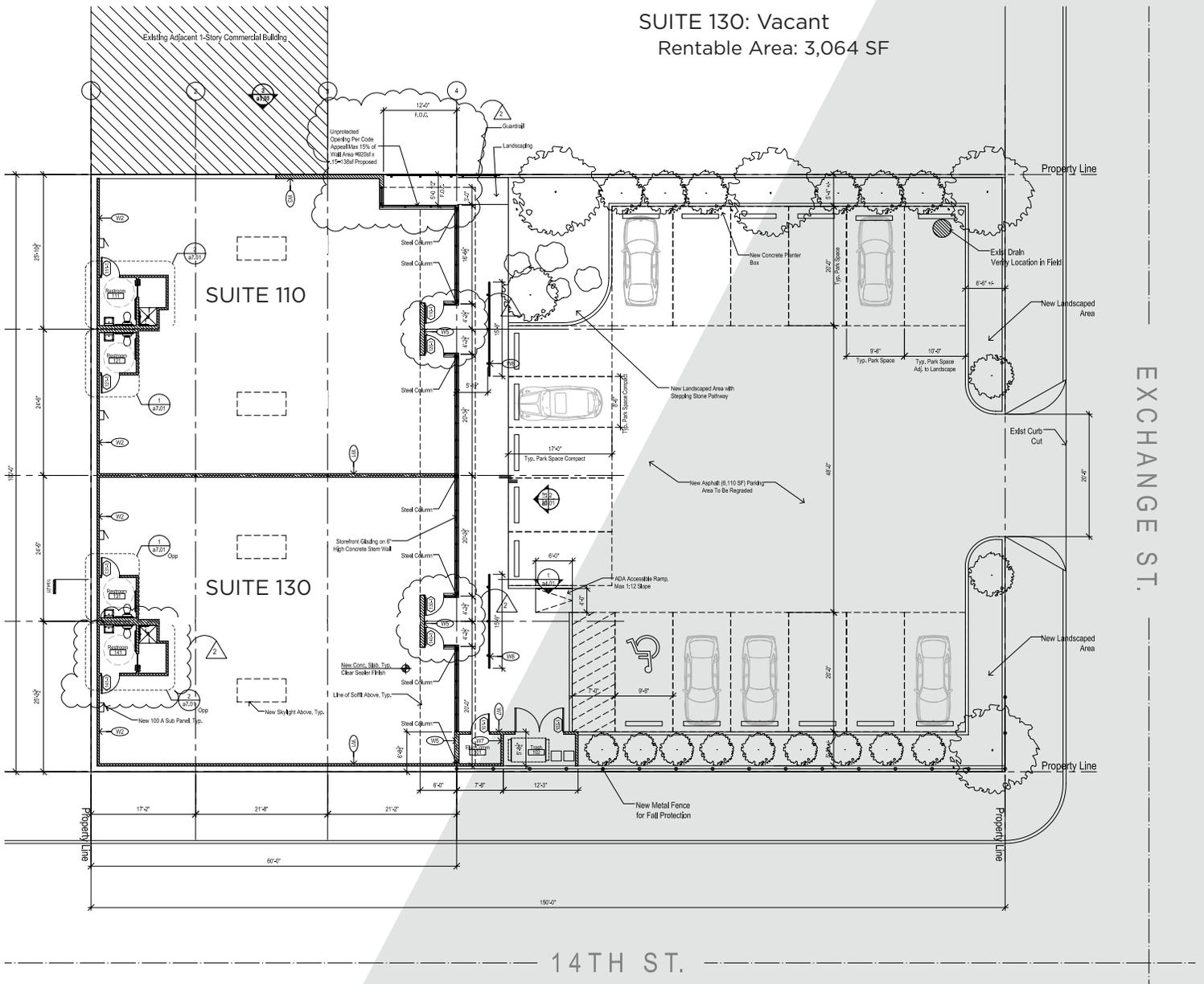
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BUILDING PLAN

SUITE 110: Providence
 Rentable Area: 2,600 SF
 Lease runs through Sept. 30, 2024
 Call for additional terms

SUITE 130: Vacant
 Rentable Area: 3,064 SF



AERIAL MAP

