

FOR SALE

FORMER BANK BRANCH

245

N MAIN STREET

Mt Angel, OR 97362



INVESTMENT OVERVIEW

245 N Main Street offers buyers an excellent opportunity to acquire a highly visible retail and/or office location in downtown Mt. Angel, Oregon. This single-story former bank branch features an open retail/office area, vault, break room and two restrooms, as well as a dedicated parking lot and drive-thru canopy.

- + 2,388 SF
- + 0.34 AC (15,000 SF)
- + Built in 1970
- + CG (General Commercial) zoning
- + Parking ratio of 5.44/1,000
- + Call for pricing



CONTACT US

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PRIME LOCATION

The building benefits from its highly visible corner location along Hillsboro-Silverton Highway 214. Tourist-friendly amenities are located in the immediate vicinity, including the Glockenspiel Restaurant and the Festhalle, home of Mt. Angel's annual Oktoberfest, which attracts more than 350,000 people each year. Mt. Angel is located five miles north of Silverton and 15 miles northeast of Salem.

Building Details

APN	R101191
Gross Building Area	2,388 SF
Foundation	Concrete
Site Improvements	Asphalt-paved parking lot striped for 13 vehicles, plus a 294 SF canopy for drive-thru access
Exterior Walls	Stucco with painted wood trim
Exterior Doors	Two sets of double glass storefront doors at main entry, plus single metal door adjacent to break room
Interior Doors	Hollow metal
HVAC	Roof mounted forced air
Roof Structure & Cover	Flat; built up membrane



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