

Client Full

Comm/Industrial

6/2/2026 3:57PM

\$525,000 2708 gross sqftStatus: **Active**

List Date: 5/28/2026

DOM: 5

Acres: 0.11

MLS#: 360406028

Year Built: 2001 /

137 139 S MAIN AVE Warrenton, OR 97146

Unit #:

XST/Dir: Head south on Main. Building is on the right before Main Street Market.

Property Details:

Property Type: Commercial

Property Tax/Yr: \$3,014.07 / 2025

County: Clatsop

Sale Inc: Building

Legal: WARRENTON LT 2 BLK 9

Area: 181

Zoning: C1

Tax ID: 30310

CC&Rs:

Open House:

Upcoming Open House:

Features: Ground Level, Natural Lighting, Accessible Doors

Equipment: Fixtures, Security System

Internet:

Lot Size: 3,000 to 4,999 SqFt

Seller Disclosure:

Lot Dimensions:

Approx. Lot SQFT:

Stry/Bldg:

Parking: 4 / Assigned

Construction: Fiber Cement

Ceiling Ht/Ft:

Truck Door: / At Grade Level

Roof:

Occupancy:

Loading:

Office SqFt:

Whse SqFt:

Mfg SqFt:

Road Frontage:

Road Surface: Paved

View:

Waterfront:

Body Water:

Current Use:

Unreinforced Masonry Building:



Centrally located in Warrenton, a vibrant coastal community and popular destination for tourism, fishing, and camping along the Oregon Coast. The city welcomes more than 1 million visitors each year to its campgrounds, marinas, and retail centers. This property offers excellent visibility along South Main Avenue, also known as State Highway 104, a major thoroughfare with traffic especially during its peak tourist season. This property consists of 2 separate Units: Both units have radiant floor heating throughout, loft storage, newer tankless water heaters, Security System, and 2 designated off street parking spaces each. Unit 137's interior was designed by Susie Olson of Olson Interior Design and has engineered hardwood floors throughout the main areas, high ceilings, a built-in reception station, and 6 office rooms w/doors. The front windows and doors of both units were replaced in 2020.

Utilities:

Heat: Radiant

Fuel: Electricity, Gas

Water: Public Water

Sewer: Public Sewer

Cool:

Volts:

Amps:

Business and Lease Information:

Restrictions:

Actual Gross Income: \$0

Proj. Gross Income:

Lease Expire:

Business Name:

Actual Net Income: \$0

Proj. Net Income:

Lease Equip

Yr Estab:

Actual Oper. Expenses: \$0

Proj. Oper. Expenses:

Lease Amount:

Short Sale: No

Bank Owned/Real Estate

Owned: No

Inventory:

Lease Deposit:

Lease Type:

Terms: CASH, CONV

Doc Available:

Assumable Interest Rate:

Assumable Remaining Months Ending:

Comparable Information:

Original Price: \$525,000

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