FOR SALE: 19995 BLAINE ROAD, BEAVER OR | \$1,200,000



Former Beaver, Oregon School

19995 Blaine Road Beaver, OR 97108 | Former Nestucca Valley School District Building

FEATURES

- School building, gymnasium and bus barn
- Zoning: Community Commercial (CC)
- Access: Blaine Street to Highway 101
- Visible from Highway 101
- Land: 4.55 Acres

 SCHOOL:
 19,475 SF

 GYMNASIUM:
 8,514 SF

 BUS BARN (Shop):
 3,300 SF

 TOTAL SF:
 31,289 SF





Contact us:

Tom Dechenne

Associate Vice President +1 503 542 5878 tom.dechenne@colliers.com

Jennifer Medak

Senior Vice President +1 503 542 5899 jennifer.medak@colliers.com Colliers International 851 SW Sixth Avenue, Suite 1200 Portland, OR 97232 P: +1 503 223 3123 FOR SALE > \$1,200,000 19995 Blaine Road, Beaver, Oregon



Declared excess property of the Nestucca Valley School District

Potential Uses:

- ♦ Existing buildings office, storage, shop space
- ♦ Open land area outside storage, parking, etc.
- ♦ Mini-storage New and/or converted
- ♦ RV storage and/or RV Park
- ♦ Light industrial
- ♦ Unlikely any permenant residential housing could be allowed
- ♦ Flat and at grade to Blaine Road

colliers.com/portland

Colliers

Colliers International 851 SW 6th Street | Suite 1200 Portland, OR 97204 P: +1 503 223 3123

Contact us:

Tom Dechenne Associate Vice President +1 503 542 5878 tom.dechenne@colliers.com Jennifer Medak

Senior Vice President +1 503 542 5899 jennifer.medak@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2018. All rights reserved.

FOR SALE > \$1,200,000

19995 Blaine Road, Beaver, Oregon

School & Gym Floorplans





Building Diagrams



Powerline Easement: BPA powerlines through a portion of back, open field area. Limited use.
 Tax Assessed Value (Tillamook County, 2017-2018): \$1,603,880



Colliers International 851 SW 6th Street | Suite 1200 Portland, OR 97204 P: +1 503 223 3123

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2018. All rights reserved.

FOR SALE > \$1,200,000 19995 Blaine Road, Beaver, Oregon



Located next to Hwy 101 -Oregon Coast Highway

- ♦ Easy, direct access to Hwy 101
- 15 miles south of Tillamook and
 13 miles northeast of Pacific City
 (Coastal City).
- ♦ 30 miles from Lincoln City
- Zoning: CC-Community Commercial allowing commercial and light industrial within unincorporated areas.





Colliers International 851 SW Sixth Avenue, Suite 1200 Portland, OR 97232 P: +1 503 223 3123

Contact us:

Tom Dechenne

Associate Vice President +1 503 542 5878 tom.dechenne@colliers.com Jennifer Medak

Senior Vice President +1 503 542 5899 jennifer.medak@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2018. All rights reserved.