

FOR SALE:

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



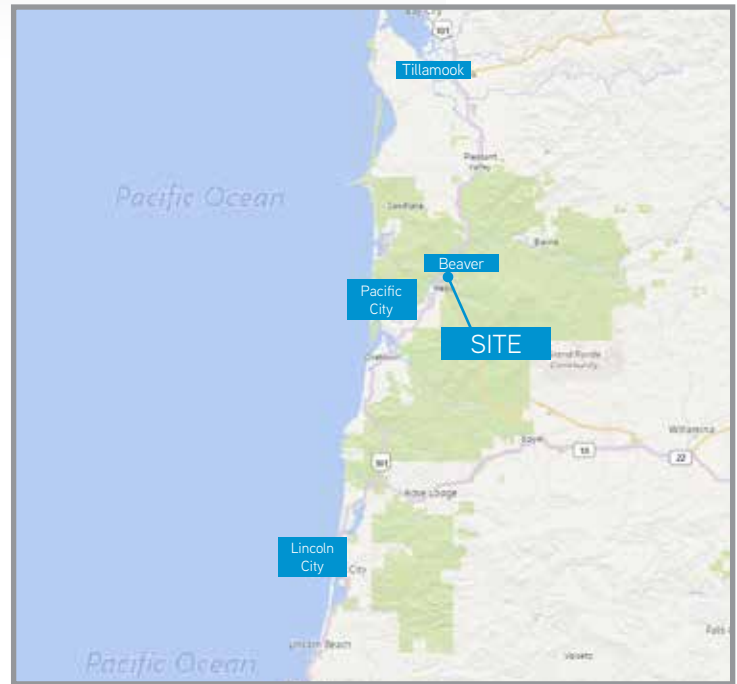
Former Beaver, Oregon School

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:

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FOR SALE > \$1,200,000

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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 permanent residential housing could be allowed
- ◇ Flat and at grade to Blaine Road

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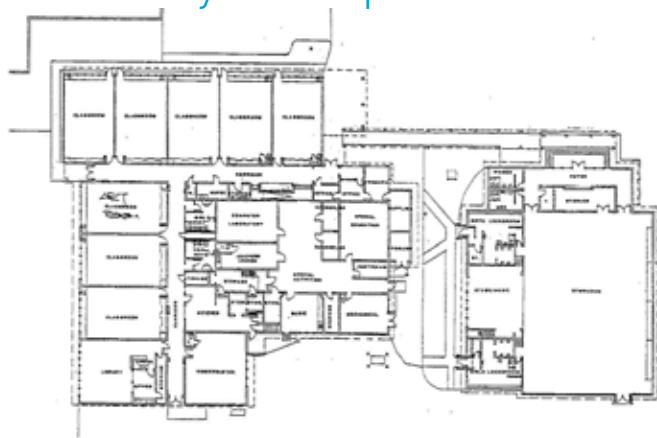
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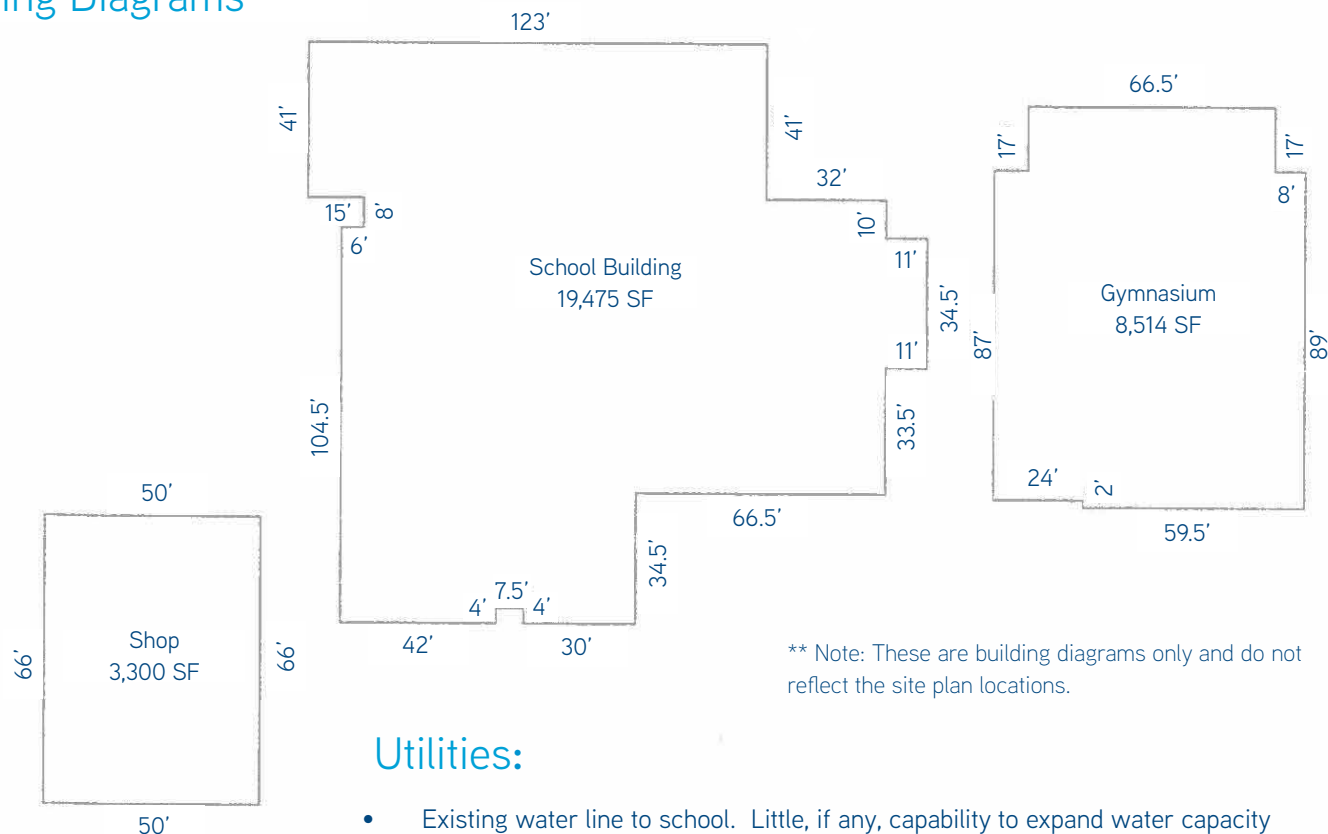
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School & Gym Floorplans



Building Diagrams



** Note: These are building diagrams only and do not reflect the site plan locations.

Utilities:

- Existing water line to school. Little, if any, capability to expand water capacity
- Septic system existing. Potential for additional sewer capacity, if applicable
- Powerline Easement: BPA powerlines through a portion of back, open field area. Limited use.

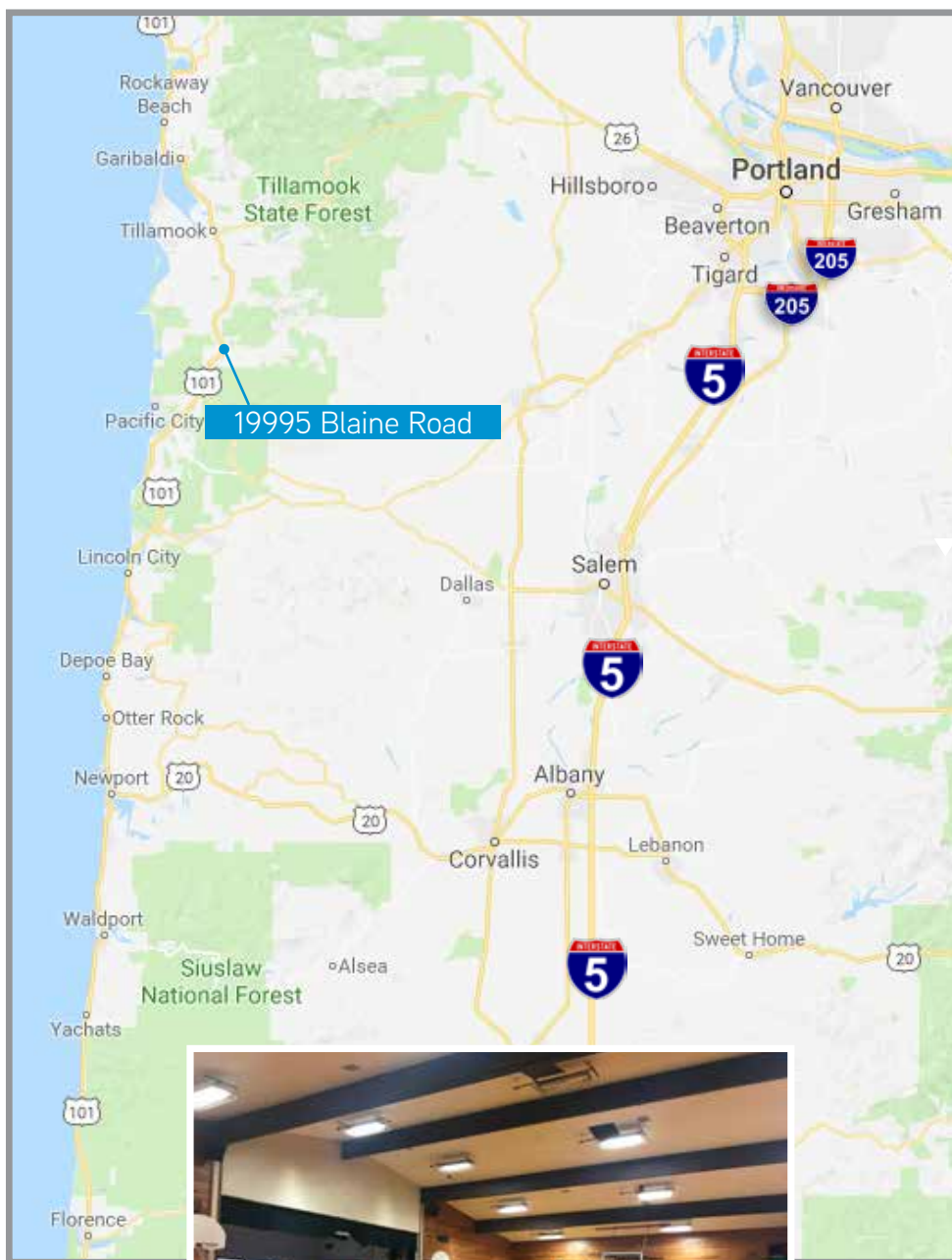
Tax Assessed Value (Tillamook County, 2017-2018): \$1,603,880



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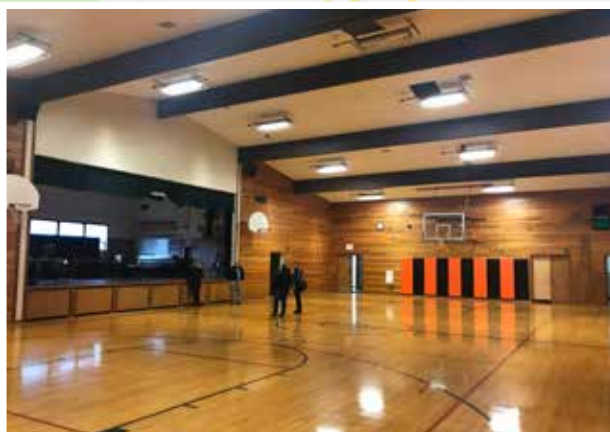
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Located next to Hwy 101 - Oregon Coast Highway

- ◇ 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.



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