

# 23347480, 29750 ELLENSBURG AVE, GOLD BEACH, OR 97444, #23347480

For Sale. \$ 949,000.00



## 29750 Ellensburg Ave, Gold Beach, OR, 97444, Southern Oregon Coast

Introducing a versatile 5287 sf commercial building with great potential. Located on Highway 101, this property offers excellent visibility & accessibility. #23347480-m2o ~ Click on Photo for more info!

Introducing a versatile 5827 sf commercial building with great potential. Located on Highway 101, this property offers excellent visibility and accessibility. It features a spacious warehouse with a large shop, including a 3 convenient bay roll-up doors for easy loading large enough to back trucks into. With 8 parking spaces and 3-phase power and 220V, it caters to a variety of industrial needs. Inside, there are office spaces and plenty of room for your business, a dry kiln, and a spray booth, perfect for woodworking or similar industries. The upper level presents endless possibilities, whether you envision it as a large apartment or additional office space. Currently housing a Myrtlewood shop and the Rogue River Apple Works store (businesses not included). Don't miss out on this exceptional commercial building with abundant opportunities. Explore its potential and secure a valuable investment. Call, text or e-mail today for all the details! #23347480-m2o ~ Click on Photo for more pictures!



Name	<b>Karen Kennedy</b>
Address	29555 Ellensburg Ave/PO Box 494, Gold Beach, Oregon
Phone	541-425-7494
Mobile	541-425-0619

### BUILDING INFORMATION:

House Style	: 2 Story
Year Built	: 195
Floor area (Total)	: 5827

### CONVENIENCE:

**General Amenities:** City Water,City Sewer,Cable / Satellite TV / Broadband Internet Avail,

**Appliance Amenities:** Heat Pump,Air Conditioning,

**Interior Amenities:** Vinyl Flooring,Office,Concrete Flooring,Celing Fan(s),Carpeted Floors,