



For Lease

Former AMF-Bowling Center 1241 Clay St. SE, Albany, OR



- ◆ Landlord has the capital to provide various types of T.I. packages
- ◆ Gov't. Office & Nat'l Retailer Co-Tenants
- ◆ City Bus Stop across the street
- ◆ Highly Visible, Single Story Commercial Building
- ◆ In the Epicenter of Albany's Retail Hub:
Next to the "Heritage Mall"
- ◆ Zoning: Regional Commercial
- ◆ Huge Variety of Permitted Uses:
Office, Medical Office, Retail, Restaurant, Entertainment
- ◆ Right Next to Fred Meyer
- ◆ Across the Street: Target, BiMart
- ◆ Surrounded by Banks, Restaurants, Cinema, Health Care, City Library

Marketed by:

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Stuart Conser, CCIM, Principal Broker

Licensed in the State of OR

Conser Realty & Associates



Space Available: ~7,219 sf

Parking Ratio: ~5/1,000 on-site

Lease Rate: Negotiable / Market

Note: *Perpetual Parking Easement
with Fred Meyer for even
more parking*

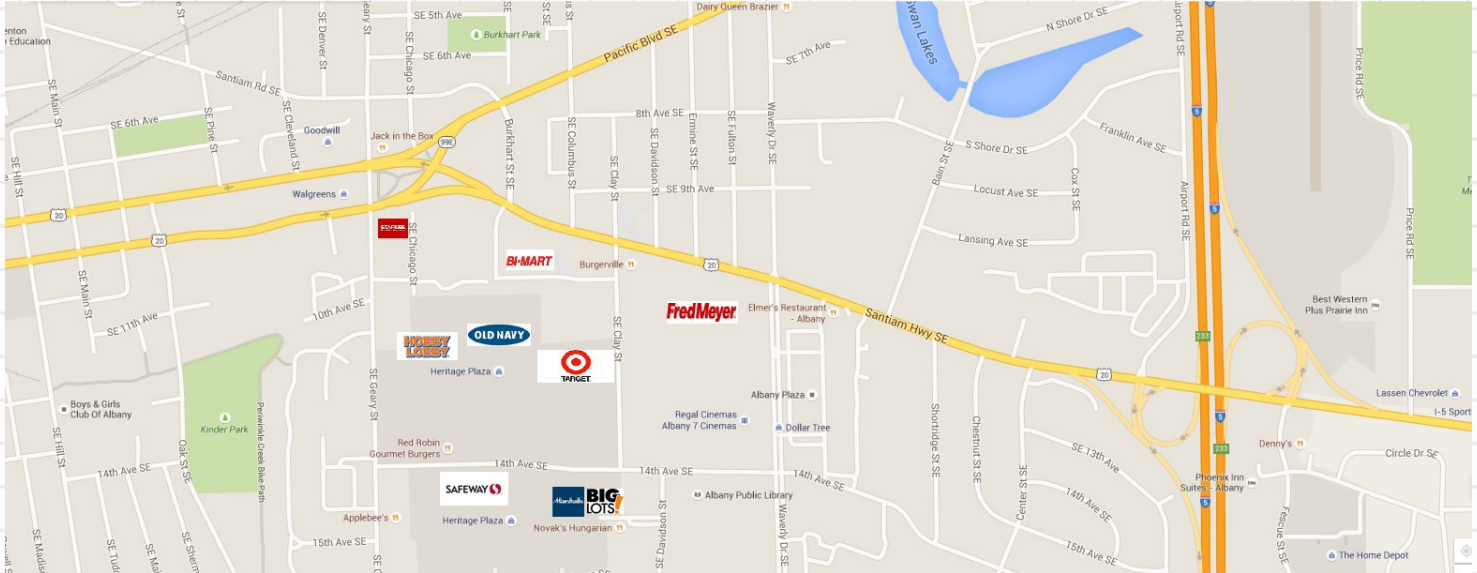
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<https://goo.gl/maps/a1RyPSFZpvB2>

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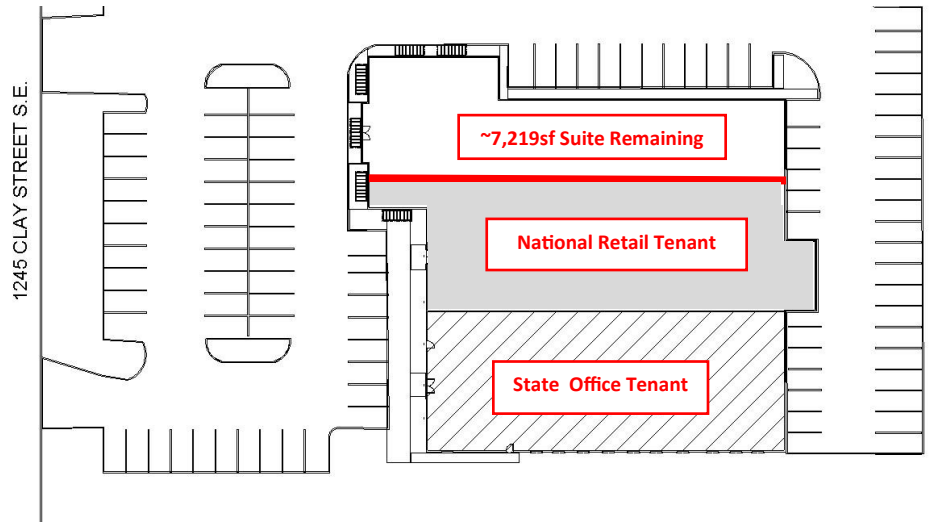
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