

# FOR SALE

301 SW Bel Air Dr  
Clatskanie, OR 97016

**\$375,000**

[www.woodfordcre.com](http://www.woodfordcre.com)



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## ABOUT THE PROPERTY

Unlock the potential of this approx. 2,300 SF former dental office, perfectly positioned on a 14,140 SF lot in the heart of Clatskanie, Oregon. This versatile property is packed with features that appeal to both users and investors. This building is optimally laid out with 9 offices, 2 restrooms, breakroom with a kitchenette, washer/dryer hook ups, an oversize reception and lobby area, conference room, and an open work area. Perfect for a variety of professional, medical, or retail uses. With the flexibility to divide the space into two separate suites, investors can maximize returns by leasing out part of the building. The abundance of parking, visibility, and signage opportunities make this an enticing opportunity for your business. Zoned for multiple commercial uses, this adaptable space is ready to support your business vision or generate reliable rental income. Call today to schedule your private tour!



Address

**301 SW Bel Air Dr., Clatskanie, OR 97016**



Offering Price

**\$375,000**



Price Per SF

**\$163.04**



Total Land Area

**14,140 SF**



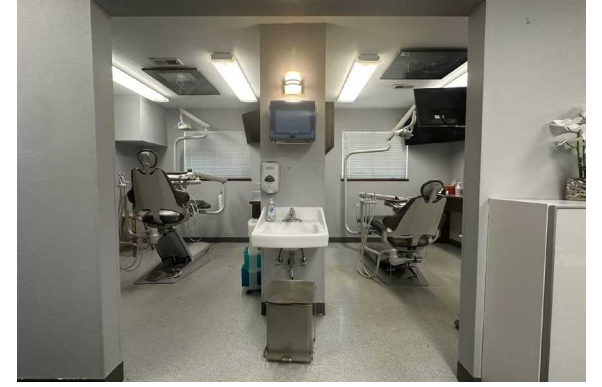
Building Size

**2,300 SF**



Parcel

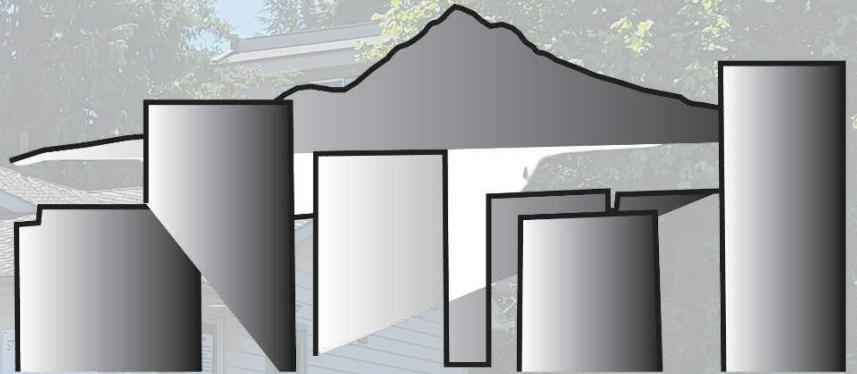
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**Woodford**  
**Commercial Real Estate**




real estate

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