

Industrial Sale-Leaseback
66234 N Bay Rd
North Bend, OR 97459

\$3,250,000
6.750± Acres
Coos County



MORE INFO ONLINE:

<https://www.landleader.com/brokerage-and-wildlife-llc>

Industrial Sale-Leaseback
North Bend, OR / Coos County

SUMMARY

Address

66234 N Bay Rd

City, State Zip

North Bend, OR 97459

County

Coos County

Type

Commercial

Latitude / Longitude

43.406501 / -124.22428

Taxes (Annually)

7076

Bedrooms / Bathrooms

-- / 2

Acreage

6.750

Price

\$3,250,000

Property Website

<https://www.landleader.com/property/industrial-sale-leaseback-coos-oregon/49010>



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PROPERTY DESCRIPTION

SALE-LEASEBACK OFFERING! Income-producing investment. Stable, established seafood business is seeking a sale-leaseback of its land and buildings. Clausen Oysters has been producing high-quality oysters in the cold, clean waters of Coos Bay, on the south coast of Oregon, since 1981. The property is an easy one-mile drive from Highway 101 near North Bend and includes the following:

- 6.75 acres of land on Haynes Inlet
- 10,805 sq ft processing building with restaurant/deli and office
- 1,800 sq ft shop building
- Dock facility

15 year NNN lease between land investor and seafood business is available. (Current term is 5 years, but lease can be extended.) Cap rate at list price is 7.0. Facilities are well-maintained and in good condition. Main building constructed in 1995. Seller may consider selling partial ownership of the property to a solid investor for a lesser amount; bring your proposal.

Part of the land consists of wetlands and tidal flats, which may have additional conservation value. Buyer to perform own due diligence on conservation opportunities.



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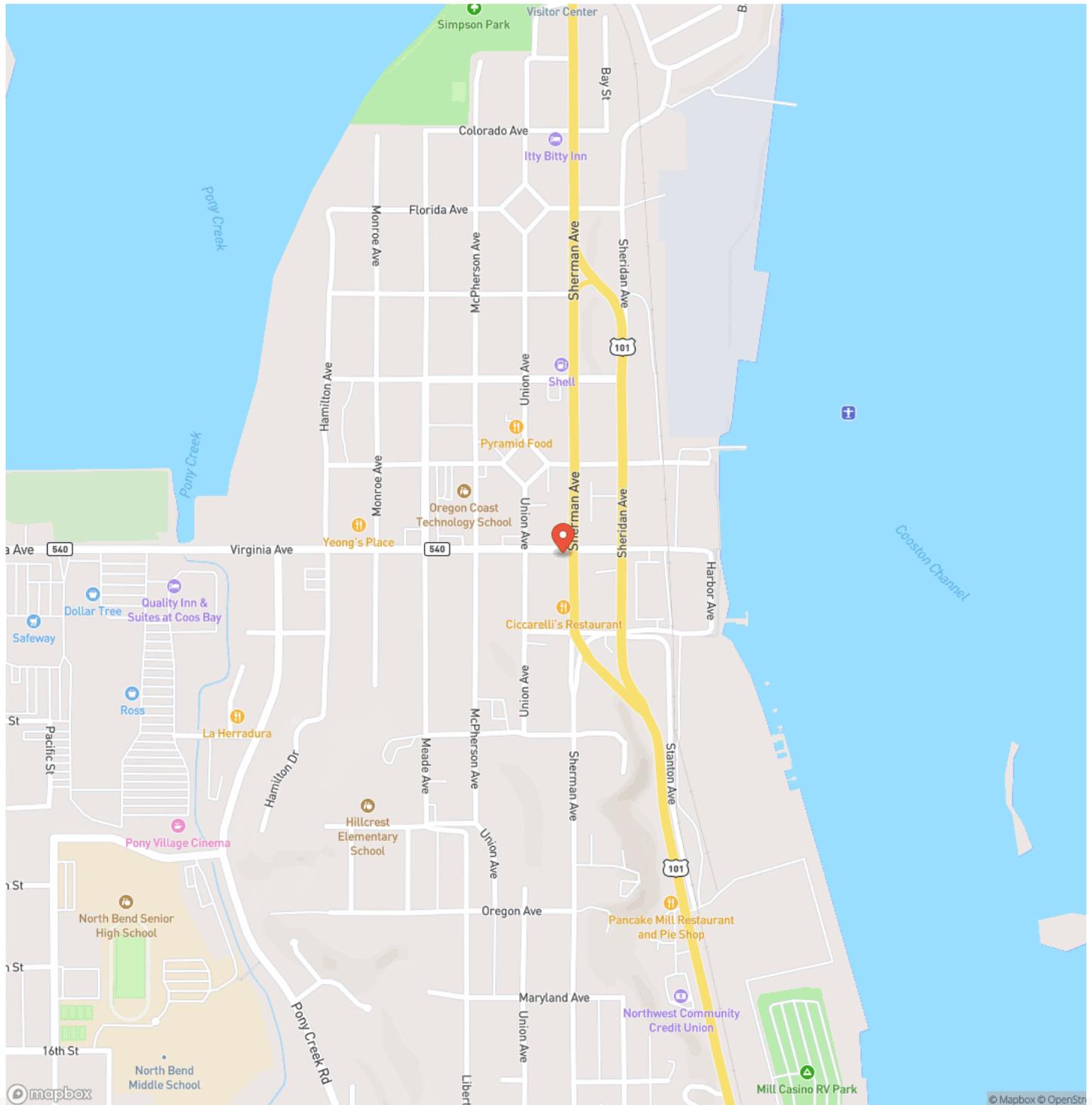
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Locator Map

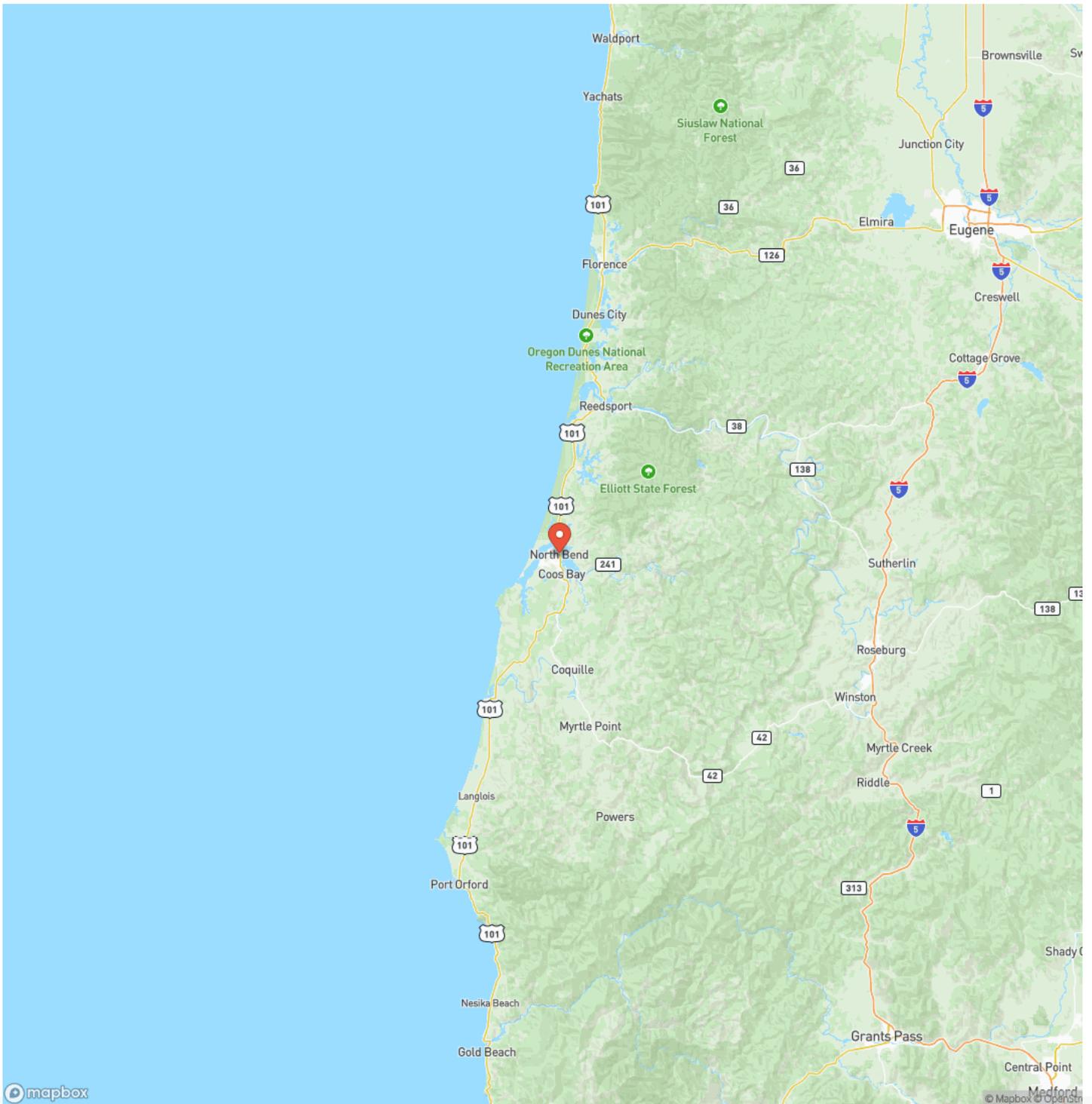


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Locator Map



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Satellite Map



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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



MORE INFO ONLINE:

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