

# FOR SALE

975 & 1001 SW 1ST STREET

Redmond, OR 97756



## PROPERTY DESCRIPTION

Great Industrial Investment property with excess land. Long term tenant on Triple Net Lease. Building features large warehouse area as well as nice private offices. The building has dry style fire suppression. Electrical service is 480 volt, 3-phase, power rated for 1200 amp. The lighting was updated with Energy Trust of Oregon to LED office lighting and dual essence LED T-8 universal low voltage lights in the warehouse work areas.

Two Tax Lots: 151316DA00401, 151316DA00403

## PROPERTY HIGHLIGHTS

- \* Zoning: Heavy Industrial (M2)
- \* 28 parking spaces and large fenced yard area
- \* Triple Net Leased Investment

## OFFERING SUMMARY

Sale Price:	\$3,200,000
Lot Size:	2.55 Acres
Building Size:	20,231 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2	95	1,451
Total Population	4	242	3,553
Average HH Income	\$85,064	\$83,300	\$79,882

**Bill Pon**  
(541) 815-4140  
bill.pon@cbrealty.com

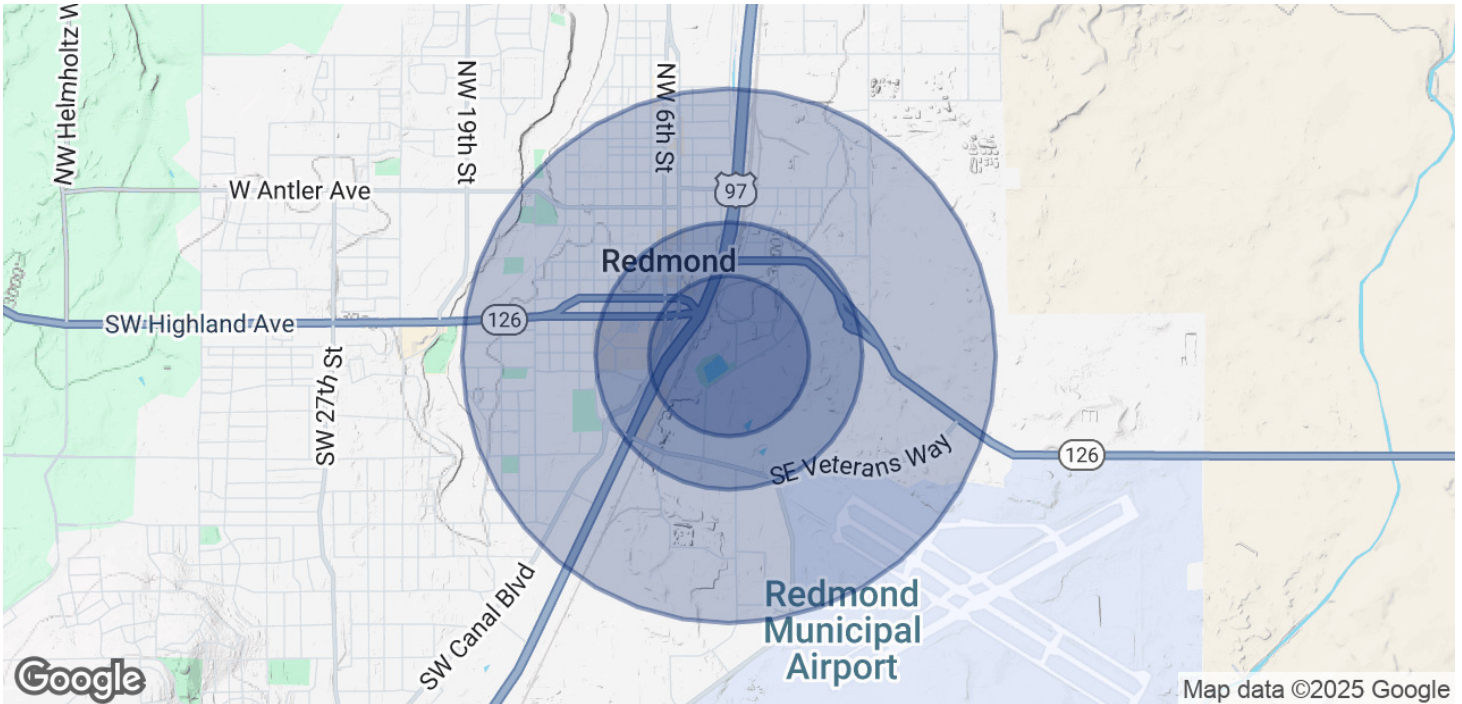


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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	4	242	3,553
Average Age	37	37	39
Average Age (Male)	36	37	37
Average Age (Female)	38	38	40

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	2	95	1,451
# of Persons per HH	2	2.5	2.4
Average HH Income	\$85,064	\$83,300	\$79,882
Average House Value	\$388,295	\$439,802	\$491,797

Demographics data derived from AlphaMap

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Western Title & Escrow

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