

## 9520 S.F. Commercial Building

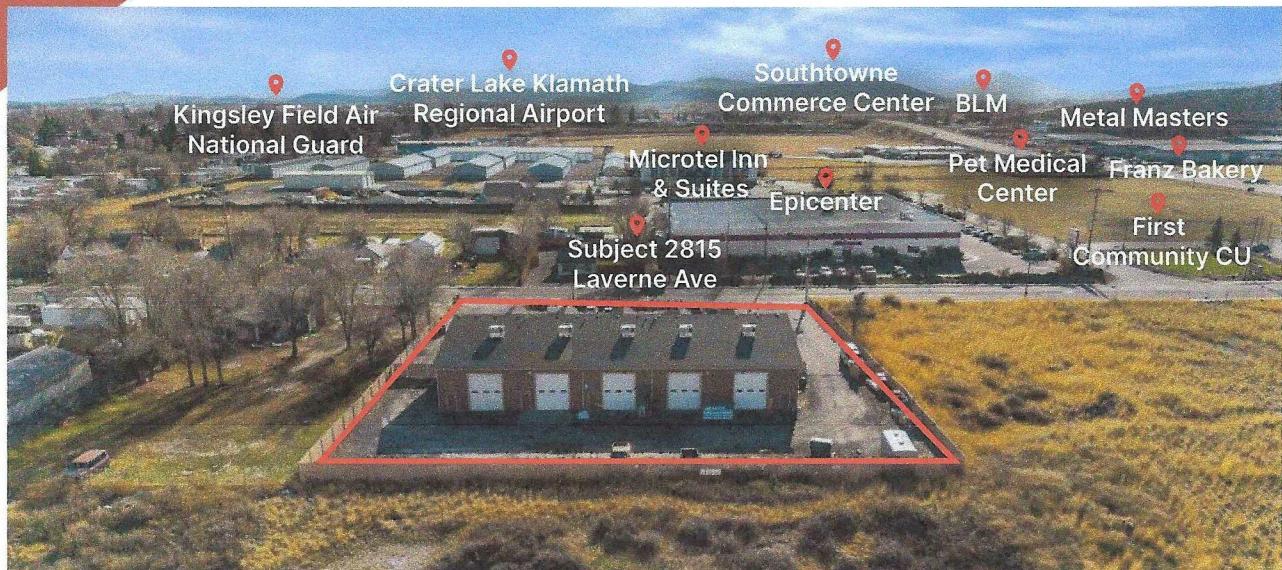
2815 Laverne Ave. Klamath Falls, OR 97603

**\$1,075,000**

### Property Overview

Well located flex building with great curb appeal. Fully leased with excellent rental history and mostly long-term tenants. Building is designed with front office/showroom areas and rear high ceiling warehouse/shop areas with roll-up doors. Generous paved parking in the front of the building. Shared fenced yard behind the building. Building is just off of one of Klamath Fall's busiest streets, which leads to Crater Lake. Klamath Regional Airport is approximately 3 miles away. Walmart is 1/4 mile away. Gross rents of \$94,471 for a 7.45% cap rate.

- Located just off of Klamath Fall's most desirable street for business locations.
- Very stable tenants.
- Traffic light at the intersection of Washburn Way and Laverne Ave for easy access.
- Located in an area home to many national, regional, and local businesses.
- Property taxes of \$6,108 for the 2025–2026 year.
- Popular area for both retail and service outlets including: automobile dealerships, restaurants, fast food, offices, medical services, convenience stores, gas stations, veterinary services, lodging and more.



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# Community Benefits

Klamath Falls is a midsized, growing community, located in Southern Oregon along Hwy 97 just 20 miles north of the California-Oregon border. The area is truly located in a scenically beautiful environment with Crater Lake National Park, Lava Beds National Park, Sky Lakes Wilderness Area, Mountain Lakes Wilderness Area and numerous other attractions nearby.

The average cost of living is lower than the national average which provides for reasonable housing and labor costs.

The primary retail trade population for the area is right at 45,000 while Klamath County's population is close to 76,000. the secondary retail trade area population is at 88,000 with an impressive average household income of \$73,224.

The area's growth has been ahead of schedule with current growth numbers already reaching the 2030 estimates and looking to continue.

The area is ripe for future development with many new projects in the pipeline. Randy Cox, the CEO/Executive Director and Andrew Stork, Project Manager, both of the Klamath County Economic Development Association are currently in contact with 50 plus projects totaling \$4,400,000,000 of new investment and potential new investment projects. These will be very beneficial to the county and will help make Klamath Falls an even better choice for your investment and your ROI.

Some of the major employers in the community include: Sky Lakes Medical Center, Oregon Institute of Technology, Kingsley Field Air National Guard Base, Jeld-wen Windows & Doors, Collins Products LLC and the Klamath Community College. Major industries include: agriculture, forest-related occupations, health care, service industries, education, construction, manufacturing, transportation and tourism.

Klamath has an educated workforce with 50% having some college up to advanced degrees.

Klamath County is home to a wide range of outdoor activities both summer and winter such as hiking, bird watching, hunting, boating, fishing, snowmobiling, camping, kayaking, cross-country skiing and more — all right here.





First American Title

R-3909-010BC-02800-000  
2815 Laverne Ave  
Klamath Falls, OR 97603



Aerial



Subject



Taxlot

12/16/2025

## Disclaimer

All information included herein is deemed to be reliable but is not guaranteed by the realtor, seller or the other providers of such. Buyers are to do their own due-diligence as to the suitability of the property for their intended use.

## Contact Details



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Licensed In Oregon

LAVERNE AVE