



\$975,000
 X bedrooms
 X baths
 5,224 sq ft
 MG Leases
 Low Vacancy
 Low Maintenance



1875 OR-99 | ASHLAND

11 unit, 8 tenant commercial investment property in North Ashland with a 2023 proforma GOI of \$85,723, currently 98% occupied. Tenants on mixed short- and long term Modified Gross (N) leases including percentage-of-common-area bill backs. Some rents under market. 2022 cap. improvements including HVAC, plumbing, landscaping, and paint, among others, allowing for low-cost maintenance. Utilities include electricity, sewer, and refuse. Existing ~50' 8-panel backlit monument provides visibility to ~38,000 avg. cars per day. Private 30 car parking lot with shared access. Excellent opportunity to own a cashflow positive investment.



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