

**125 S 6<sup>TH</sup> STREET  
KLAMATH FALLS, OREGON**



**FULLY OCCUPIED MULTI-  
TENANT INVESTMENT  
OPPORTUNITY**



**Windermere**  
COMMERCIAL

WINDERMERE REAL ESTATE - KLAMATH FALLS



# INVESTMENT HIGHLIGHTS



20,758 Sq Ft Building



Prime Location in  
Downtown Klamath Falls



Fully Occupied  
Multi-Tenancy



Cap Rate of 6.5%





# EXECUTIVE SUMMARY

Prime investment opportunity in the heart of downtown Klamath Falls! This fully occupied, multi-tenant commercial building presents a rare chance to acquire a stable, income-producing asset in one of Southern Oregon's most vibrant corridors. Featuring an excellent mix of long-term tenants, the property includes OHSU Medical Resident Housing on the recently remodeled second-floor apartments, along with retail and professional offices on the ground level. Current occupants include a chiropractor, property management company, attorney, insurance agent, and multiple retail shops, offering a healthy balance of commercial and residential income. The building has been meticulously maintained with numerous upgrades and features a shared elevator, ensuring accessibility and convenience for all tenants. Its beautiful façade and strong curb appeal enhance its presence in the downtown streetscape. Included in the sale is an adjacent parking lot on a separate tax lot, adding convenience and long-term value. With a current cap rate of 6.5%, full occupancy, and a dependable tenant base, this property offers immediate cash flow, low management burden, and the opportunity to own a signature asset in a market poised for continued growth.





# DESCRIPTION

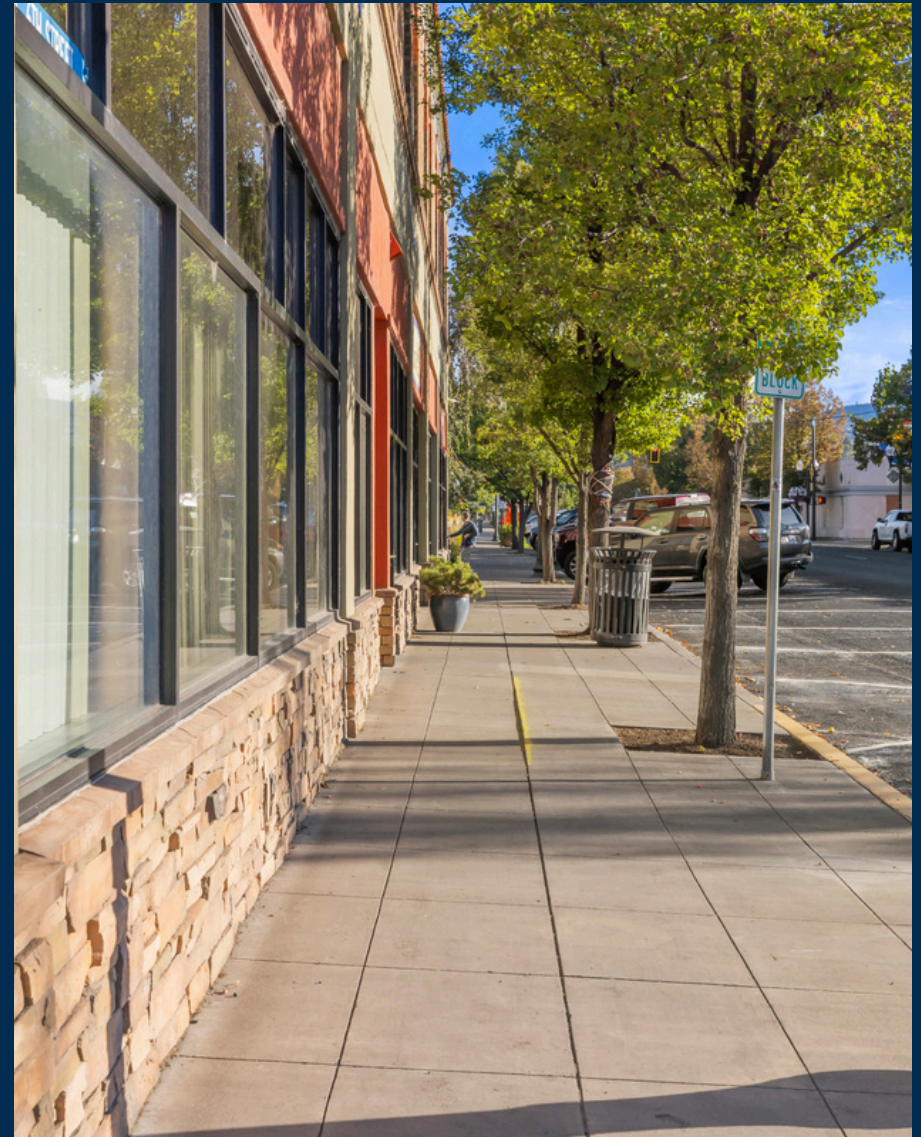
Exceptional downtown Klamath Falls investment! This fully leased commercial property combines retail, office, and residential uses in one well-maintained building. Upstairs, recently updated apartments serve as OHSU Medical Resident Housing, while the street level features established local businesses including professional offices and retail tenants. The property showcases quality improvements, excellent visibility, and modern accessibility with an elevator. A private parking lot on a separate tax lot adds further value. With consistent occupancy, diverse income streams, and a 6.5% cap rate, this property offers reliable performance and long-term stability in a growing downtown district.





# PROPERTY FACTS

Sale Type	Investment
Property Type	Commercial
Building Size	20,758 Sq Ft
Lot Size	0.27 Acres
Zoning	GC - General Commercial
Additional Features	Office Space. Separate Electric & Gas Meters
Additional Lots	1 Parking Lot (See Below)
Heat/Cooling	Ductless & Central Air
Parking Features	Asphalt Parking Lot, 16 Spaces
Flooring	Concrete, Laminate, Vinyl
Government Overlay	Enterprise Zone; Opportunity Zone
2025 Property Taxes	\$8,467.00
Price	\$3,100,000
Cap Rate	6.5%
Tenants	9
Amenities	Downstairs - 8 Tenants Upstairs - 8 Apartments and a Game/Educational Room





# PROPERTY PHOTOS





# PROPERTY PHOTOS





# PROPERTY PHOTOS



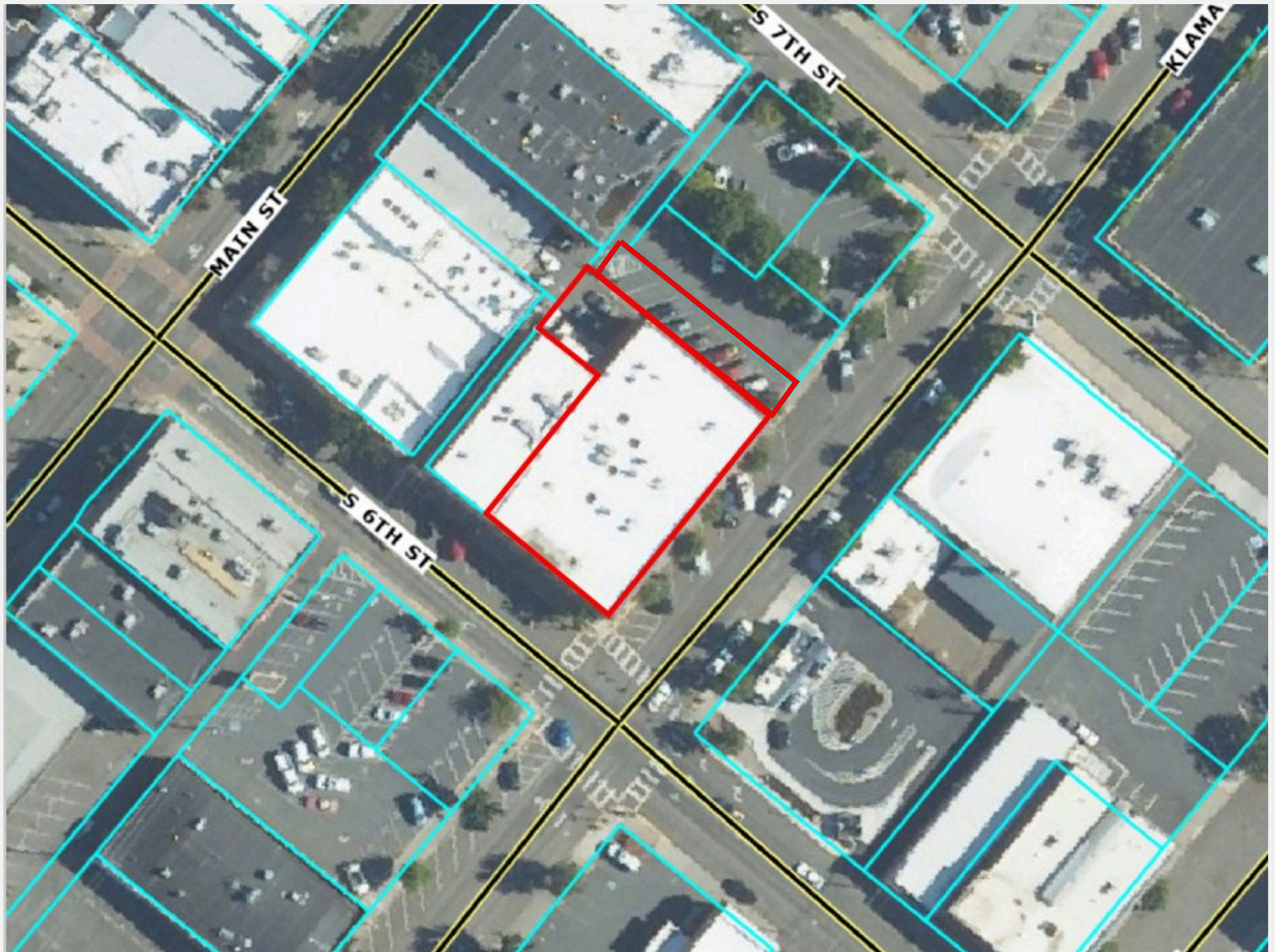


## PROPERTY PHOTOS





## AERIAL MAP











# FULLY OCCUPIED MULTI-TENANT INVESTMENT OPPORTUNITY

FOR MORE INFORMATION,  
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WINDERMERE REAL ESTATE - KLAMATH FALLS

At Windermere, our starting point has always been and always will be based on relationships. We place the highest priority on our clients so that our services are catered to individuals' specific needs. Our clients range from a wide spectrum, yet each one of them is unique. It is because of that very belief, we have earned trust from our strategic partners and clients over the years.