



Client Full

Comm/Industrial

10/23/2025

11:24AM

**\$795,000** 4700 gross sqftStatus: **Active**

List Date: 10/23/2025

DOM: 0

Acres: 0.24

MLS#: 662308172

Year Built: 1960 /

**1215 NE BAKER ST McMinnville, OR 97128**

Unit #:

XST/Dir: Corner of 12th and Baker

## Property Details:

Property Type: Office

Property Tax/Yr: \$12,485.52 / 2024

County: Yamhill

Sale Inc: Building

Legal: TOWNSHIP 4S RANGE  
4W SECTION 17 QTR D QQTR  
D TAXLOT 06100

Area: 156

Zoning: C3

Tax ID: 145319

CC&amp;Rs:

Open House:

Upcoming Open House:

Features: One Level, Ground  
Level, Minimal Steps,  
Monument Sign, Office

Equipment:

Internet:

Lot Size: 10,000 to 14,999 SqFt

Seller Disclosure:

Lot Dimensions:

Approx. Lot SQFT: .48

# Stry/Bldg: 1/

Parking: 14 / Paved

Construction: Lap Siding

Ceiling Ht/Ft:

Truck Door: /

Roof: Composition, Flat

Occupancy:

Loading:

Office SqFt:

Whse SqFt:

Mfg SqFt:

Road Frontage:

Road Surface: Paved

View:

Waterfront:

Body Water:

Current Use: Office

Unreinforced Masonry  
Building:

Prime opportunity to own a versatile 4,700 sq. ft. commercial office space on a great corner location with excellent signage and exposure. This one-level property offers easy accessibility for clients and staff, along with ample parking to accommodate multiple visitors. With a flexible floor plan, the building lends itself perfectly to multiple tenant possibilities or a single-user business seeking room to grow. The high-visibility site ensures strong presence and accessibility, making it an ideal choice for professional offices, medical, or other commercial uses.

## Utilities:

Heat: Heat Pump

Fuel: Electricity

Water: Public Water

Sewer: Public Sewer

Cool: Heat Pump

Volts:

Amps:

## Business and Lease Information:

Restrictions:

Actual Gross Income: \$0

Proj. Gross Income:

Lease Expire:

Business Name:

Actual Net Income: \$0

Proj. Net Income:

Lease Equip

Yr Estab:

Actual Oper. Expenses: \$0

Proj. Oper. Expenses:

Lease Amount:

Short Sale: No

Bank Owned/Real Estate

Owned: No

Inventory:

Lease Deposit:

Lease Type:

Terms: CASH, CONV

Doc Available:

Assumable Interest Rate:

Assumable Remaining Months Ending:

## Comparable Information:

Original Price: \$795,000