

FULLY LEASED INVESTMENT

1745 SW 24TH ST
PENDLETON, OR 97801

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Property Summary



OFFERING SUMMARY

Sale Price:	\$1,100,000
Number of Units:	2
Building Size:	6,356 SF
Lot Size:	1 Acre
Year Built:	2007
Price/SF:	\$173
NOI:	\$82,664
Cap Rate:	7.5%
APN:	2N3216DA02001

PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Pendleton, this well-maintained 6,356 SF converted commercial use building is 100% Leased with a solid tenant mix. Both tenants are on Modified Gross Leases. The roof was replaced in 2023 with recent updates to the interior flooring, paint, appliances, a bathroom addition and new furnaces installed. Strategically positioned on a large lot between CHI St. Anthony Hospital and the Eastern Oregon Cancer Center, in C-3 zoning district, this property offers the ideal blend of location and potential. Offered at a 7.51% Cap rate.

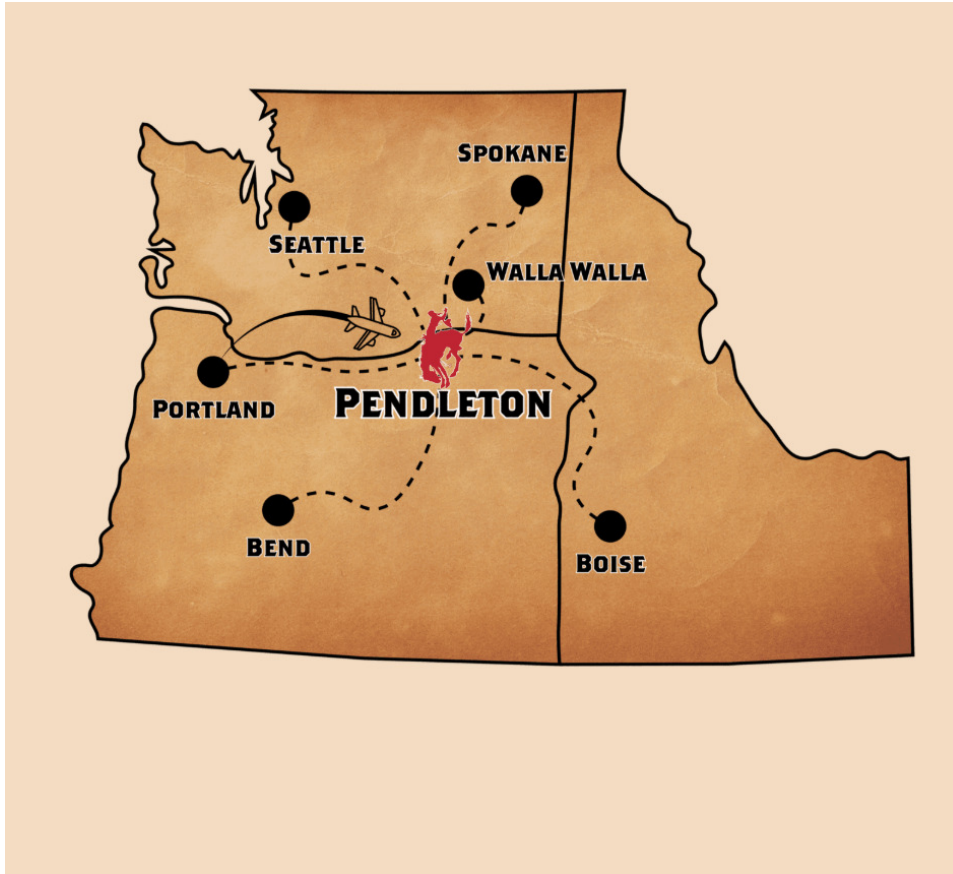
PROPERTY HIGHLIGHTS

- Prime Location in Pendleton's Medical and Office Corridor
- Solid Tenant Mix
- 100% Leased

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Location And Zoning Overview



COMMERCIAL C-3 ZONING

The property is zoned in the Commercial C-3 district, which is defined in the City of Pendleton Unified Development Code.

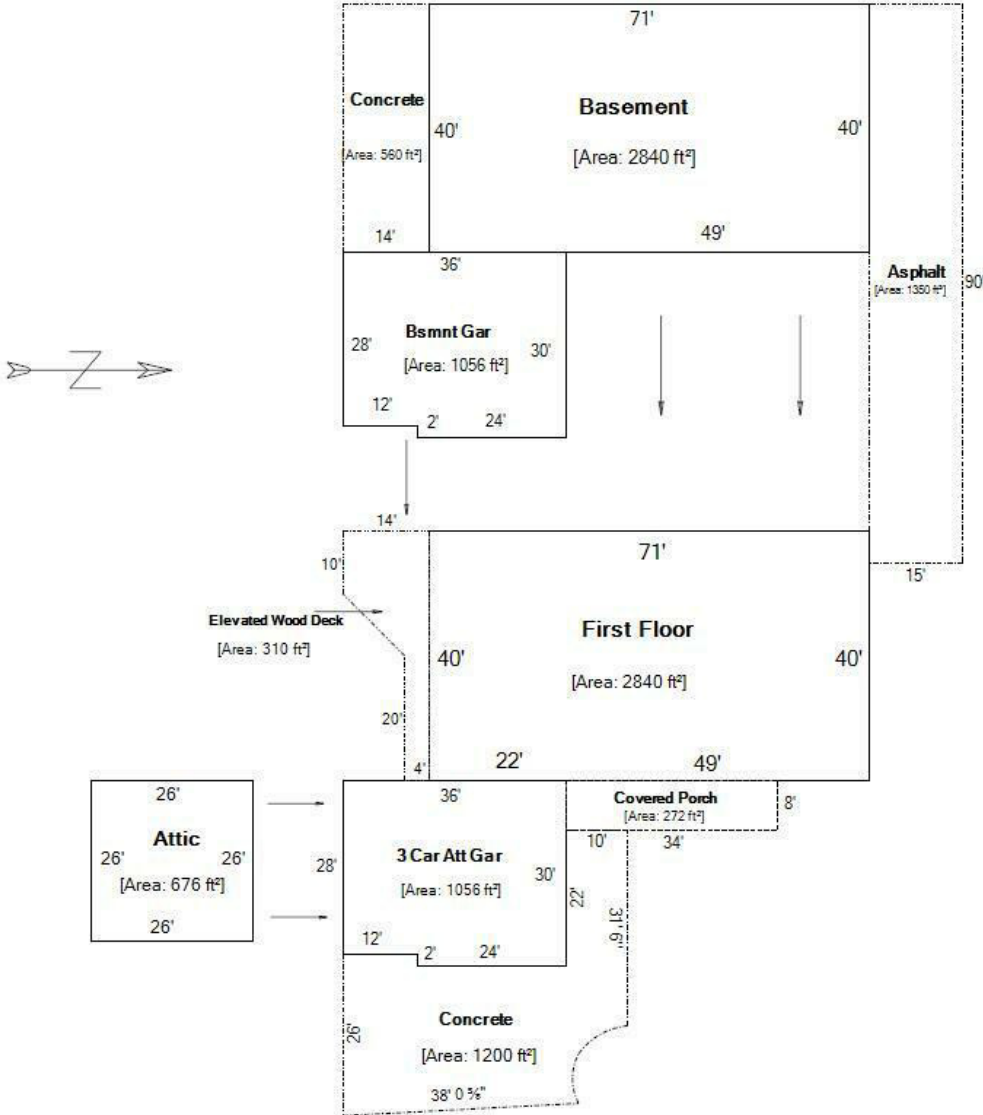
LOCATION OVERVIEW

This property is situated just off HWY 395 and within Pendleton's main medical and office commercial corridor. Conveniently located and easily accessible with close proximity to arterial roads, Interstate 84, Hwy 395 and OR 37.

Pendleton is the cultural center of Northeastern Oregon and within 3-4 hours to Seattle, Spokane, Portland and Boise and within 50 minutes to Tri-Cities, Washington.

With thriving tourism, Pendleton is also a regional hub for events and home to major employers, Blue Mountain Community College, Wildhorse Resort & Casino, EOCC, St. Anthony's Hospital, Walmart, the Pendleton Airport and others in Aviation, Manufacturing, Warehousing and Distribution. Major industries in Pendleton include agriculture, woolen mills, healthcare, education and manufacturing.

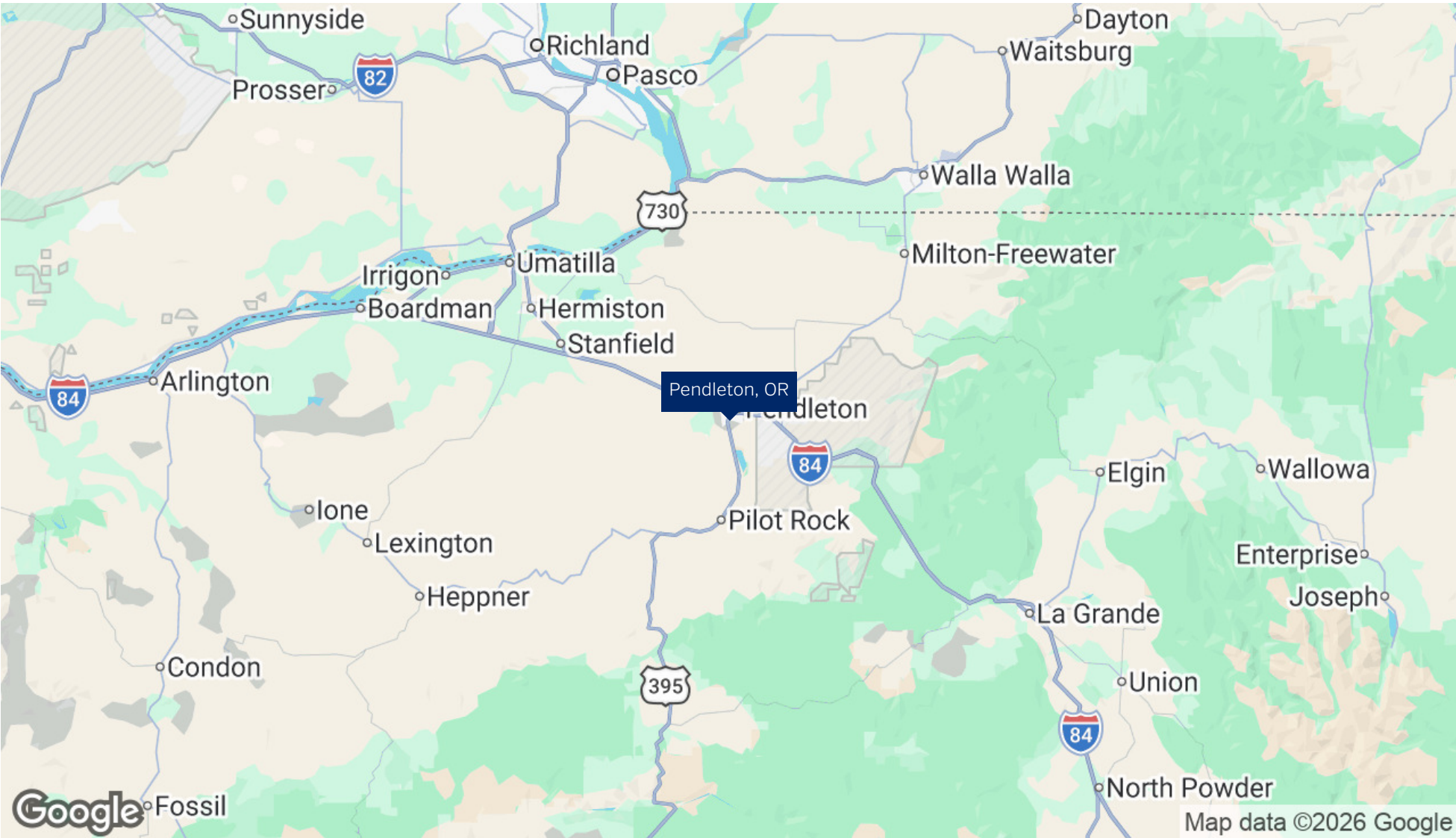
Floor Plan



Additional Photos



Regional Map

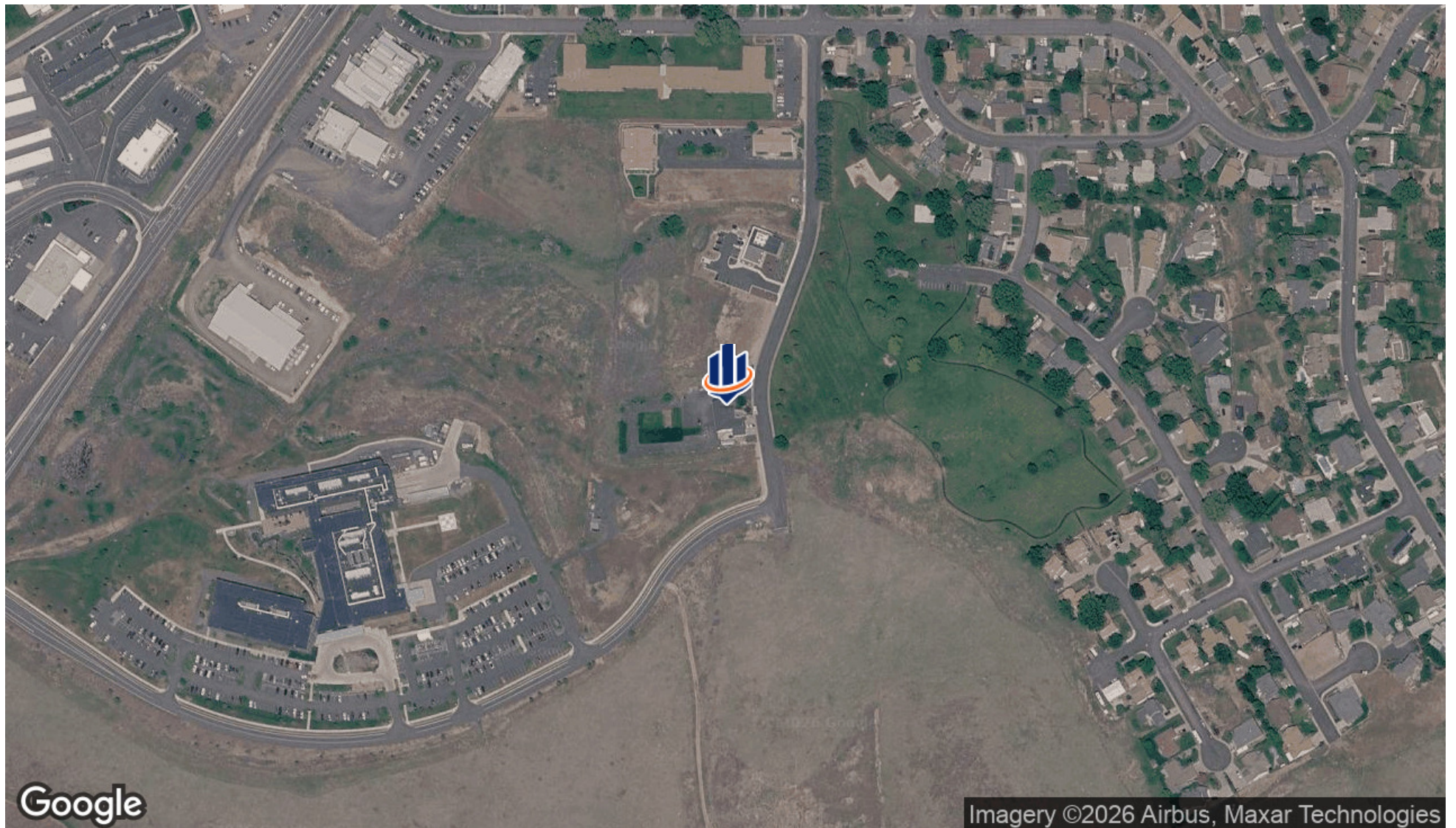


Market Map



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Aerial Map



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Financial Summary

INVESTMENT OVERVIEW

Price	\$1,100,000
Price per SF	\$173
GRM	10.3
CAP Rate	7.51%
Cash-on-Cash Return (yr 1)	52.99%
Total Return (yr 1)	\$82,664

OPERATING DATA

Total Scheduled Income	\$106,800
Gross Income	\$106,800
Operating Expenses	\$24,136
Net Operating Income	\$82,664
Pre-Tax Cash Flow	\$82,664

Income & Expenses

INCOME SUMMARY

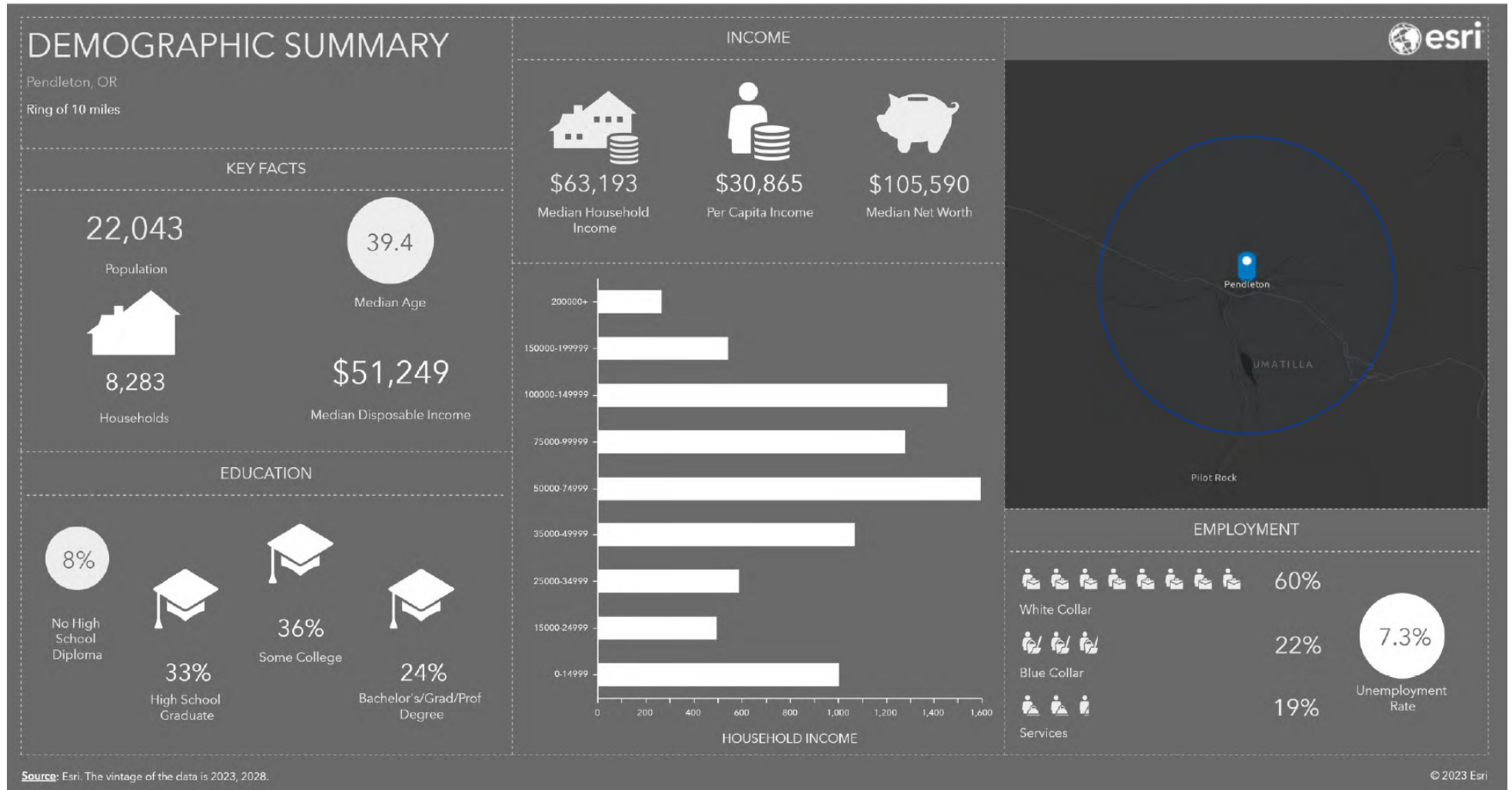
R2B Room to Bloom	\$48,000
Eastern Oregon Cancer Network	\$58,800
TOTAL INCOME	\$106,800

EXPENSE SUMMARY

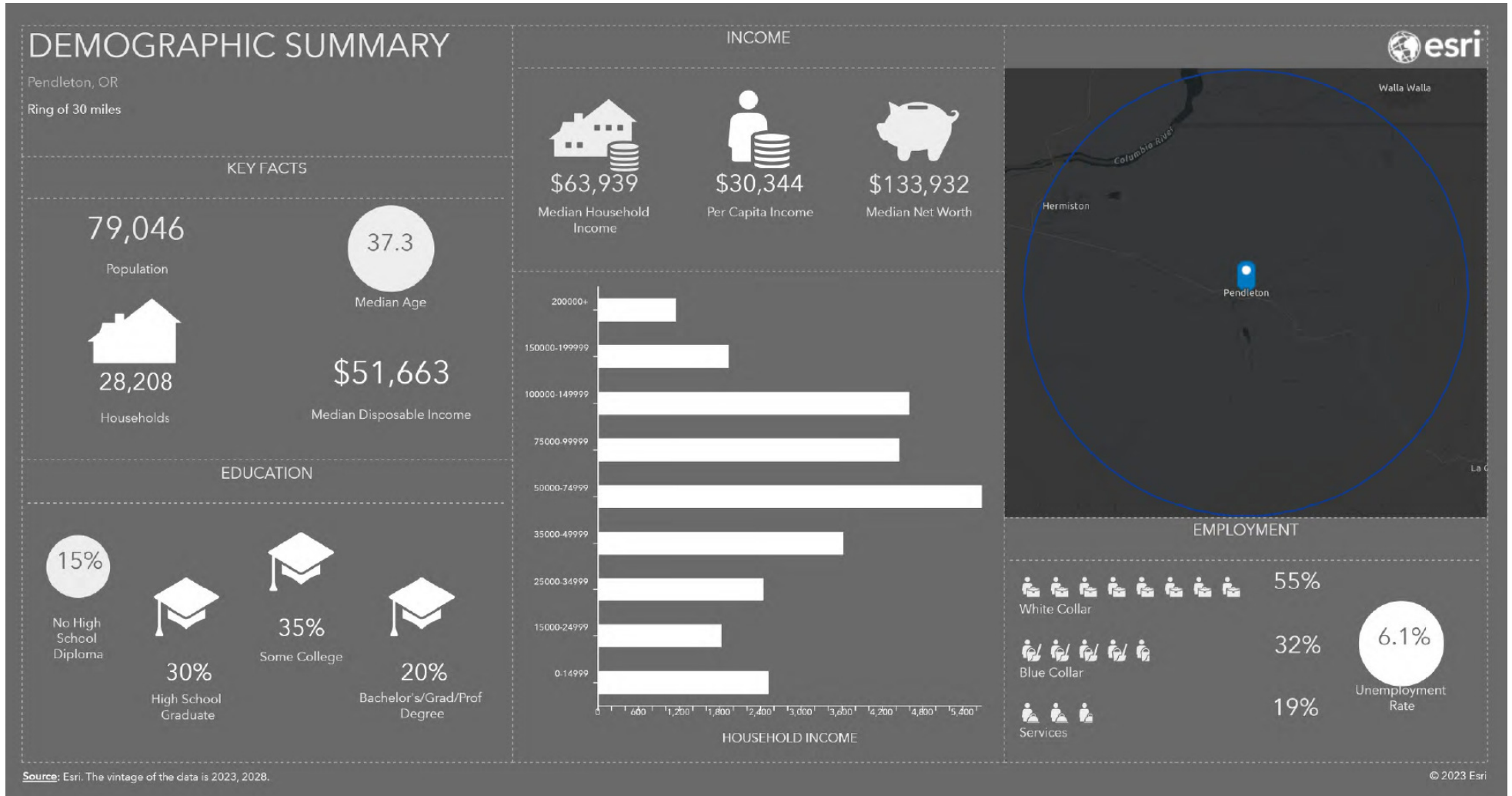
Property Tax	\$10,149
Insurance	\$4,160
Utilities	\$9,826
GROSS EXPENSES	\$24,135

NET OPERATING INCOME	\$82,664
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Demographics - 5 Miles



Demographics - 30 Miles



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