

OFFICE BUILDING | FOR SALE

MT ANGEL OWNER OCCUPANT OPPORTUNITY

215 N Main St, Mount Angel, OR 97362



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TRADITION
REAL ESTATE PARTNERS

EXECUTIVE SUMMARY

215 N Main St, Mt Angel OR 97362

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OFFERING SUMMARY

Sale Price:	\$639,000
Building Size:	3,504 SF
Lot Size:	0.23 Acres
Number of Units:	3
Price / SF:	\$182.36
Cap Rate:	6.51%
NOI:	\$41,590
Year Built:	1910
Zoning:	CG

PROPERTY OVERVIEW

Introducing an exceptional owner-occupant, income-producing opportunity in the picturesque town of Mount Angel, OR. Situated in the charming town of Mount Angel, investors can capitalize on the town's unique appeal and draw of local patrons, including the town's largest annual event the Octoberfest, drawing in thousands of participants annually. This rare gem embodies the perfect blend of historic charm, income potential, and prime location. Don't miss the chance to be part of Mount Angel's thriving commercial landscape with this distinguished property.

PROPERTY HIGHLIGHTS

- Income Producing Investment Property
- Three Fully Leased Suites
- CG Zoning for Versatile Usage
- Prime Location and Frontage on Main Street
- High Exposure and Maximum Visibility
- Charming town of Mount Angel, Oregon



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PROPERTY DETAILS & HIGHLIGHTS

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Built in 1910, this 3,504 SF building includes a 1,904 SF owner occupant opportunity with tenants and income in place. CG zoned this property offers a wide range of income-producing possibilities.

This property features an added parking lot in the back, providing convenience for customers and tenants. With high exposure on Main Street, this location promises excellent visibility. A rare gem that embodies the perfect blend of historic charm. Don't miss the chance to be part of Mount Angel's thriving commercial landscape with this distinguished property.

Located in the heart of Mt. Angel's charming downtown core, surrounded by popular establishments like Mount Angel Cellars & Vineyards and Blackberries LLC serving a walkable historic downtown in a city of 3,400 residents with a trade area population of 15,900 within 5 miles.

Convenient access via Oregon Route 214/Main Street, with regional connectivity to I-5 (~10 miles west), Salem (18 miles southwest), and Portland (~50 miles northwest)



- 3,504 SF Historic Building - Built in 1910
- Owner Occupant Opportunity
- Excellent Main Street Frontage
- Income Producing with Three Fully Leased Suites
- CG Zoning for Versatile Usage
- Prime Location on Main Street
- High Exposure for Maximum Visibility
- Charming town of Mount Angel, Oregon
- Private Parking lot for Customer Convenience
- CG Zoning Supports a Broad Range of Uses: Retail, Café, Professional Office, Beauty/Barber Shops, Service-Oriented Tenants



COMPLETE HIGHLIGHTS

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LOCATION INFORMATION

Building Name	215 N Main St, Mt Angel OR 97362
Street Address	215 N Main St
City, State, Zip	Mount Angel, OR 97362
County	Marion
Cross-Streets	N Main St & College Street
Township	06S
Range	01W
Section	10
Side of the Street	Northwest
Road Type	Paved

BUILDING INFORMATION

NOI	\$41,590.00
Cap Rate	6.51%
Building Class	C
Tenancy	Multiple
Number of Floors	1
Year Built	1910
APN:	R101189
Lot Size:	0.23 Acres



SUITE 215

215 N Main St, Mt Angel OR 97362

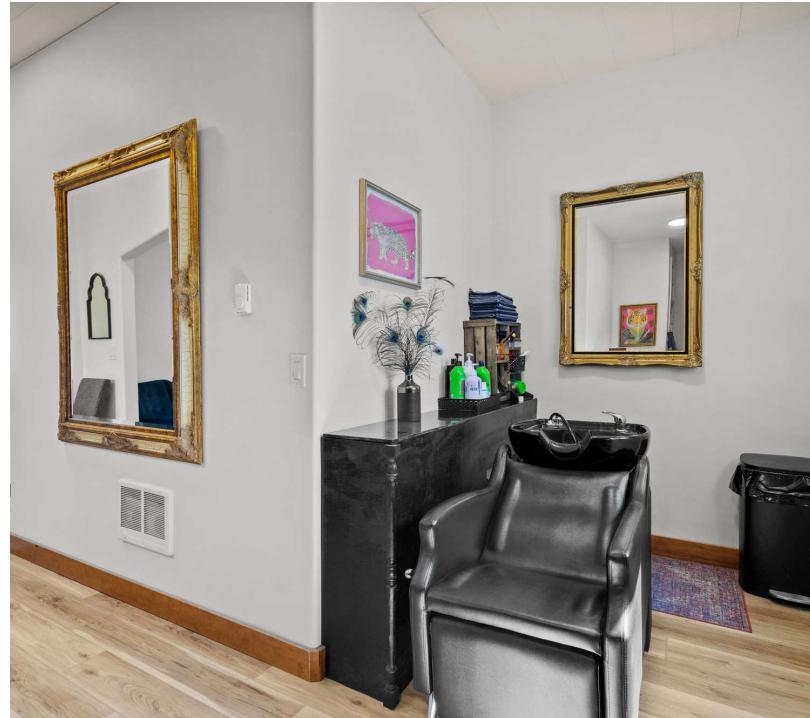
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ADDITIONAL PHOTOS

215 N Main St, Mt Angel OR 97362

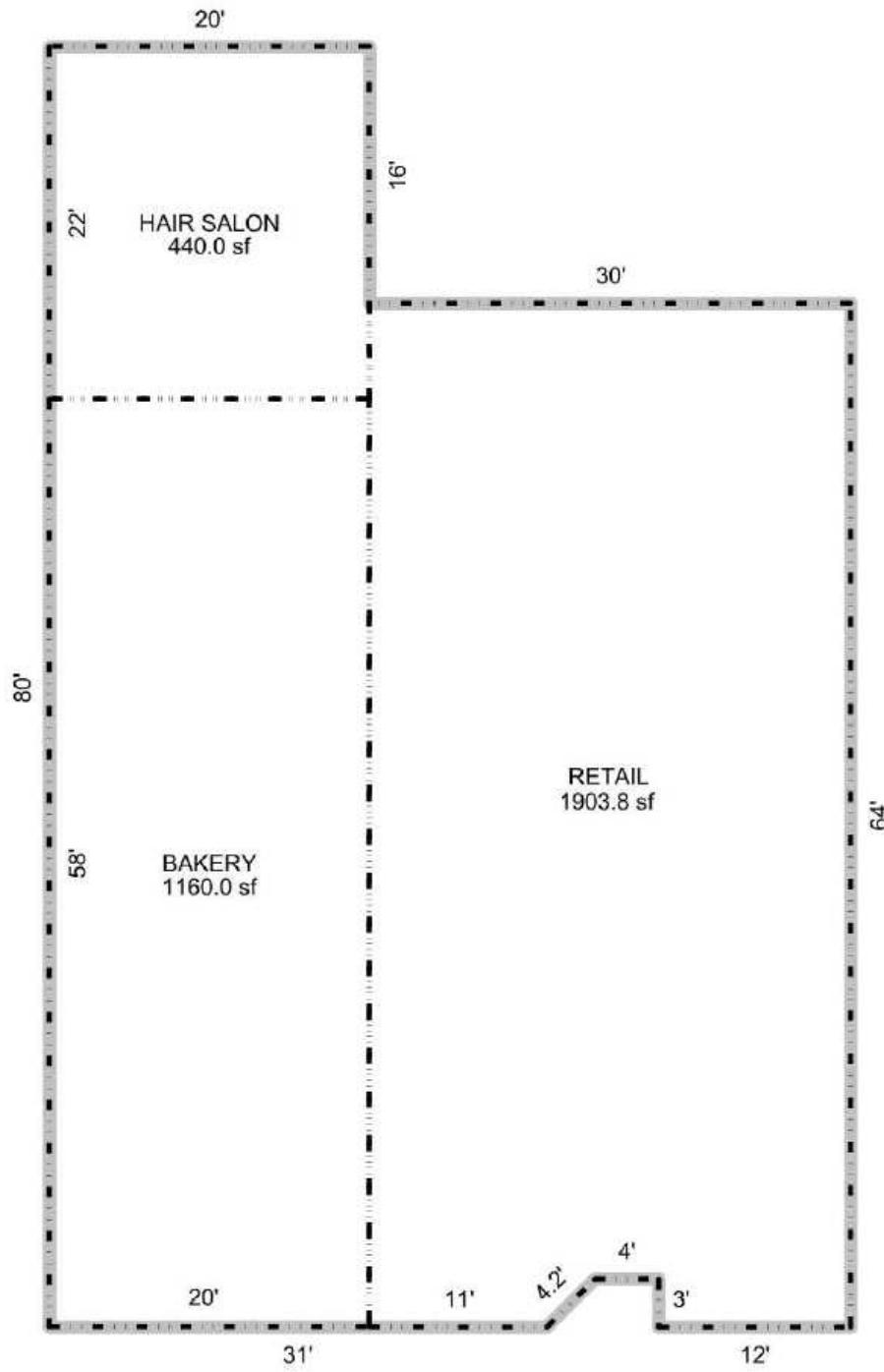
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SITE PLANS

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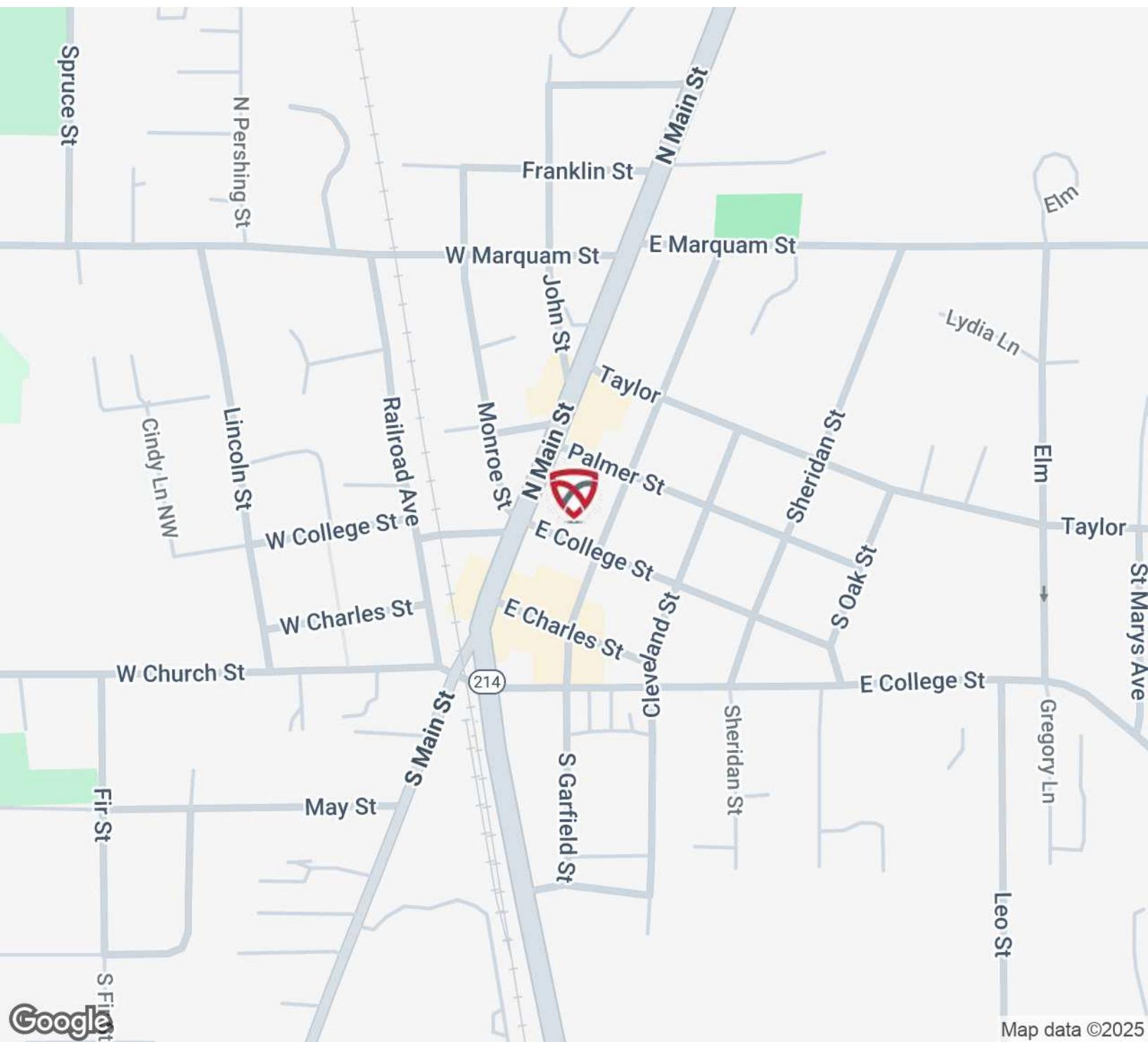
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LOCATION MAP

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AERIAL MAP

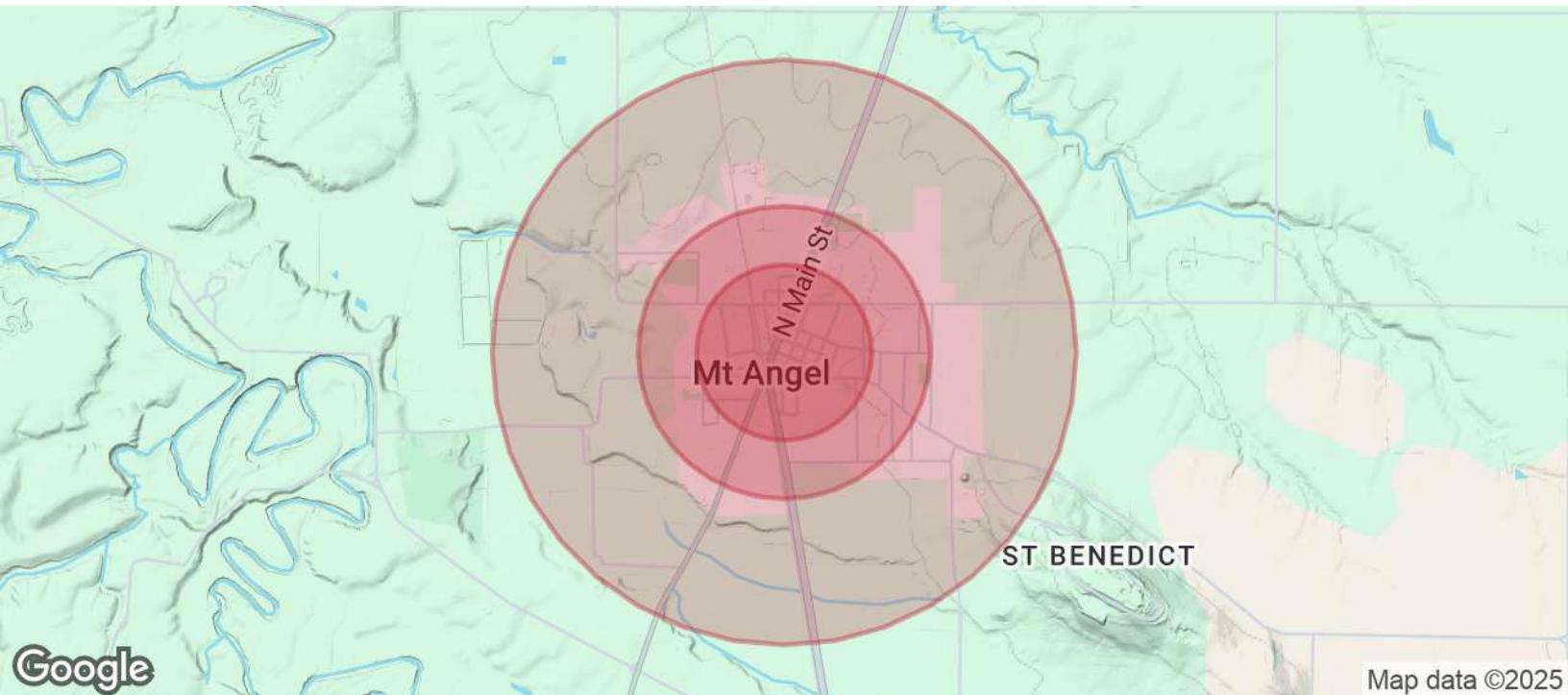
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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	801	2,421	3,547
Average Age	42	42	42
Average Age (Male)	40	40	40
Average Age (Female)	43	44	44

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	272	814	1,189
# of Persons per HH	2.9	3	3
Average HH Income	\$78,209	\$77,097	\$77,398
Average House Value	\$550,977	\$556,333	\$561,125

Demographics data derived from AlphaMap



TRADITION REAL ESTATE PARTNERS

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SUNNY TUCKER

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Transaction Manager of both lease and sale transactions.



JANEL RODEN

CHIEF OPERATING OFFICER

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Supports as an internal marketing expert and the primary contact for all accounting items.



OUR COMMERCIAL REAL ESTATE TEAM



OAR DISCLOSURE

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This pamphlet describes agency relationships and the duties and responsibilities of real estate licensees in Oregon. This pamphlet is informational only and neither the pamphlet nor its delivery to you may be construed to be evidence of intent to create an agency relationship.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a real estate licensee (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction.

Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent - Represents the seller only;

Buyer's Agent - Represents the buyer only;

Disclosed Limited Agent - Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of both clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Duties and Responsibilities of an Agent Who Represents Only the Seller or Only the Buyer

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who agrees to represent a buyer acts only as the buyer's agent unless the buyer agrees in writing to allow the agent to also represent the seller. An agent who represents only the seller or only the buyer owes the following affirmative duties to their client, other parties and their agents involved in a real estate transaction:

1. To exercise reasonable care and diligence;
2. To deal honestly and in good faith;
3. To present all written offers, notices and other communications in a timely manner whether or not the seller's property is subject to a contract for sale or the buyer is already a party to a contract to purchase;
4. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;
5. To account in a timely manner for money and property received from or on behalf of the client;
6. To be loyal to their client by not taking action that is adverse or detrimental to the client's interest in a transaction;
7. To disclose in a timely manner to the client any conflict of interest, existing or contemplated;
8. To advise the client to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
9. To maintain confidential information from or about the client except under subpoena or court order, even after termination of the agency relationship; and
10. When representing a seller, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale. When representing a buyer, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase or to show properties for which there is no written agreement to pay compensation to the buyer's agent.



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None of these affirmative duties of an agent may be waived, except #10, which can only be waived by written agreement between client and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller. Similarly, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching any affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property only under a written "Disclosed Limited Agency" agreement, signed by the seller, buyer(s) and their agent.

When different agents associated with the same real estate firm establish agency relationships with different parties to the same transaction, only the principal broker (the broker who supervises the other agents) will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agent already has an established agency relationship unless all parties agree otherwise in writing. The supervising principal broker and the agents representing either the seller or the buyer have the following duties to their clients:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instruction of both parties.

An agent acting under a Disclosed Limited Agency agreement has the same duties to the client as when representing only a seller or only a buyer, except that the agent may not, without written permission, disclose any of the following:

1. That the seller will accept a lower price or less favorable terms than the listing price or terms;
2. That the buyer will pay a greater price or more favorable terms than the offering price or terms; or
3. In transactions involving one-to-four residential units only, information regarding the real property transaction including, but not limited to, price, terms, financial qualifications or motivation to buy or sell.

No matter whom they represent, an agent **must** disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation. Unless agreed to in writing, an agent acting under a Disclosed Limited Agency agreement has no duty to investigate matters that are outside the scope of the agent's expertise.

You are encouraged to discuss the above information with the agent delivering this pamphlet to you. If you intend for that agent, or any other Oregon real estate agent, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with him/her about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without their knowledge and consent, and an agent cannot make you their client without your knowledge and consent.

