

MLS #: **833864** **552 Main St**Price **\$529,900**Status: **ACTIVE**Tax Account # **597269**

Tax ID

Tax Years **2024**Assessment **No**

Property Name

Zoning **C**City **Aumsville**State **OR**Zip **97325**County **Marion**

XStreet

Lot/Sqft **5,000**Approx Bldg. **960**

Sqft

Year Built **1963**Acres **0.110**Class **Commercial**Type **Office**Area **90 MARION****COUNTY**Auction **No**Dirs **Main St on Aumsville**

Click for Map/Assoc



IDX Include: Y

Public Visibility: [MLS Public Listing](#)**Features**

ACCESS	Paved
FENCED	Partial
FLOOD PLAIN	No
FOUNDATION	Continuous
HEATING	Central AC, Electric, Forced Air, Ductless/Mini-Split
HIGH SPEED COMM ACCESS	Present
OUTBUILDINGS	Separate Shop
OWNER MANAGED	Yes
OWNER OCCUPIED	Yes
PROPERTY USE TYPE	Business, Investment, Owner-User
RAILROAD	No
ROOF	Other (Refer to Remarks)
SELLER TO DO 1031	Yes
SEWER	City
SIDING	Fiber Cement
SIDING STYLE	Board & Batt
SIGNAGE	Yes
SUITABLE FOR INDUSTRIAL	Office Showroom
SUITABLE FOR OFFICE	Office-Warehouse
TRAILER PARKING	Yes
VIEW	Territorial
WATER	City

Prime location in the heart of town. Beautifully updated inside and out office space with 2 separate office spaces, kitchenette and bathroom. 600 sq foot shop behind office with large overhead door. Excellent parking. Low utility bills. Gas heat, a/c and mini splits. This is a great place for an investment opportunity. Listing agent is a licensed realtor in the state of Oregon. Call for viewing.

**Private Remarks / Confidential Data:**

Listing agent is a licensed realtor in the state of Oregon.

WVMLS Lockbox

No

Location

SHOWING INSTRUCTIONS **Appt Nec, Call L/Broker****Listing Broker / Company****SANDI HUNSAKER (ELWOOD) - AGENT: 503-881-5226**  
**200405244**[sandihunsaker@bhhsrep.com](mailto:sandihunsaker@bhhsrep.com)**BERKSHIRE HATHAWAY HOMESERVICES R E PROF**  
**891100040**

Co-List:

Negotiable Inclusions

Exclusions

Seller Terms **Cash, Conventional**

Expected Active Date

Agency Type **Exclusive Right to Sell**Escrow At **Fidelity**Possession **COE**Price Per SQFT **\$551.98**Original Price **\$529,900**Listing Date **9/22/2025**Days On Market **35**Cumulative DOM **35****Owner/Occupant:**Owner Name **Elwood Rev Living Trust**

Owner Phone

Owner US Citizen (FIRPTA) **Yes**

Occupant Name

Occupied? **N**

Occupant Phone

For Sale Sign

**Yes****Sold Information:**

Sold for:

Contract Date

Closing Date

How Sold

Closing Notes

Buyer Name

Selling Broker Name - Agent Name

Selling Office - Office Name

Sell Team - Team Name

**Expenses & Income**

Adjusted Gross Income	Janitor Lawn
Annual Debt Svc	Maintenance
Cap Rate	Mgmt Acct
Cash Flow B4 Taxes	Miscellaneous
Cash on Cash	Net Income
Electric <b>\$50</b>	Property Taxes <b>\$1,285</b>
Expenses - A or P	Total Expenses
Garbage	Vacancy & Credit Loss
Gas <b>\$50</b>	Water Sewer <b>\$130</b>
Gross Sched Income (Ann.)	

Loan Assumptions	Amortization	/Yrs	Interest Rate	LTV
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**Building Data**

Approx Bldg. Sqft <b>960</b>	Approx Lot Dimensions
Source of Square Feet <b>County</b>	Frontage Feet
Energy Score	Insurance

Building 1 Info **Offices, 2 office spaces w/kitchenette & bathroom**Building 2 Info **600 sq ft shop**

Building 3 Info

Building 4 Info