

RETAIL PROPERTY FOR SALE

THE HISTORIC BUNN BUILDING

408 E 1ST , NEWBERG, OR



PHILIP HIGGINS

Principal Broker | OR & WA

T 503.793.9039

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phiggins@pacificcrestrea.com

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408 E 1ST , NEWBERG, OR



OFFERING SUMMARY

Sale Price: \$850,000
Building Size: Approx. 3,964. Buyer to verify
Number of Units: 2

PROPERTY OVERVIEW

The Bunn Building; Remodeled Multi-Tenant building in historic downtown Newberg. Community loved Restaurant on the ground floor, Apartment upstairs.

PROPERTY HIGHLIGHTS

- Rare opportunity for a Historic 1st Street Mixed Used property.
- Contact Broker for Financials / Proforma.
- Please *Do Not* disturb existing Tenants. *Business is NOT For Sale*

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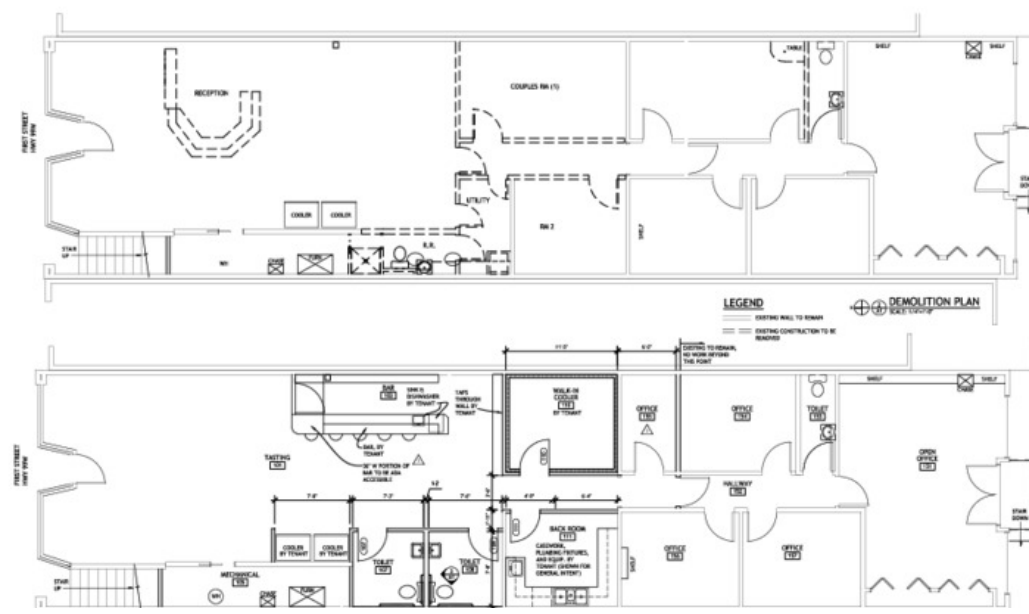
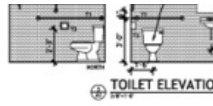


ROOM FINISH SCHEDULE

ROOM	FINISH	WALLS	FLOOR	CEILING	DOORS
RECEPTION	1	1	1	1	1
OFFICE	2	2	2	2	2
TOILET	3	3	3	3	3
BACK ROOM	4	4	4	4	4
STAIRS	5	5	5	5	5

NOTE: FINISHES NOT LISTED ARE TO BE SELECTED BY OWNER

DOOR FINISH REQUIREMENTS:
 TO FINISH: 1 1/2" MIN. GROUT OR EPDM PAINT, BRASS 2 1/2" x 12" SILL AS SHOWN
 TO GROUT: PAINT FINISH, 1/2" MIN. BRASS 2 1/2" x 12"
 TO FINISH: PAINT FINISH, BRASS 2 1/2" x 12"
 ALL EQUIPMENT LISTED MUST BE SUBSTITUTED IF APPROVED BY ARCHITECT



BA
Brittall Architecture Inc.
 Longview, Washington
 Redmond, Oregon
 Newberg, Oregon
 www.brittallarch.com

**Proposed Landlord Improvement:
 408 First Street - Newberg**
 CONTACT: DEMMETT TUCKER/ARCHITECT - (503) 737-8847

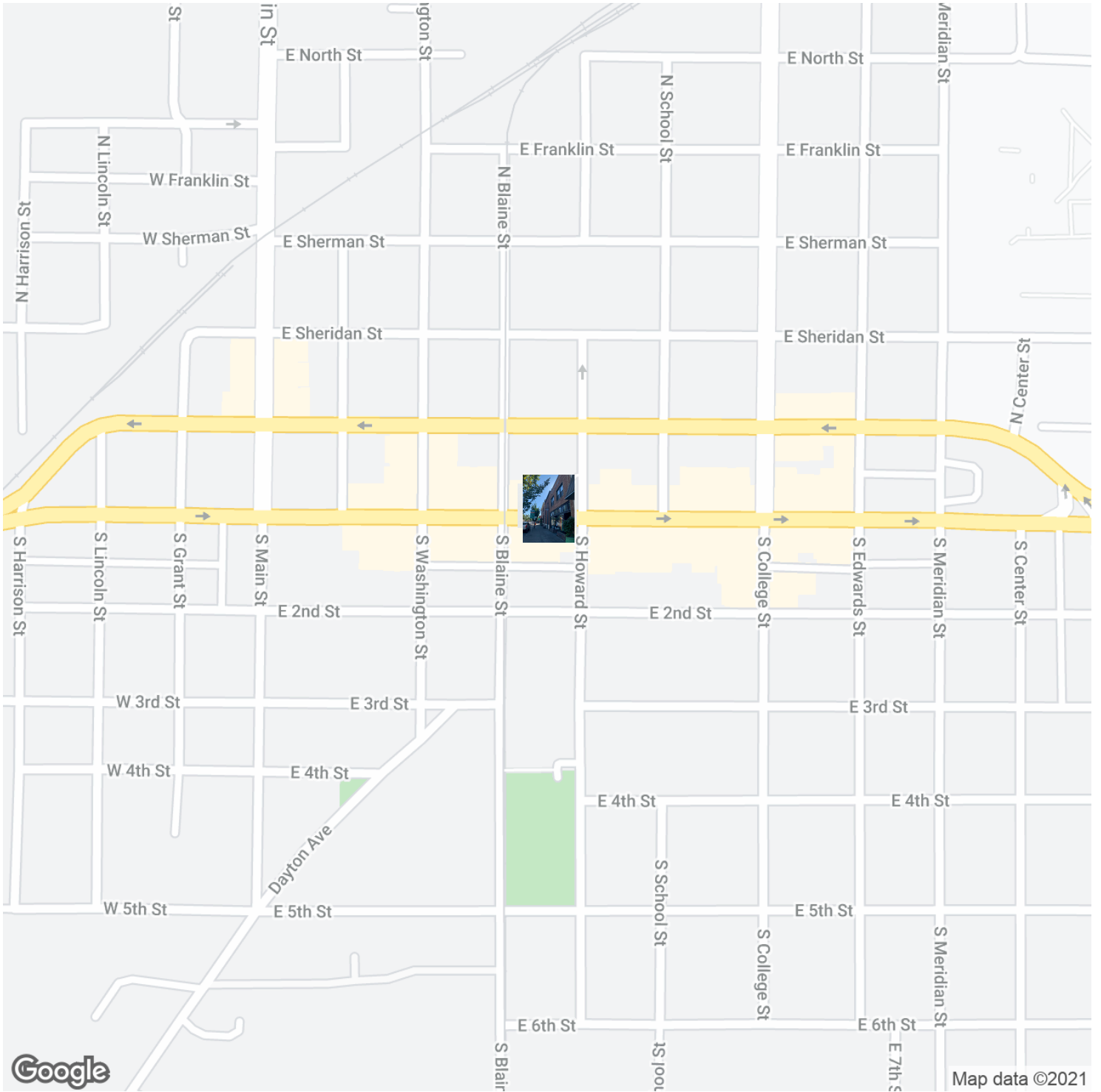
DATE: 11.15.17
DESCRIPTION: 1.00 - 1.00 - 1.00 - 1.00 - 1.00 - 1.00
JOB NUMBER: 1646

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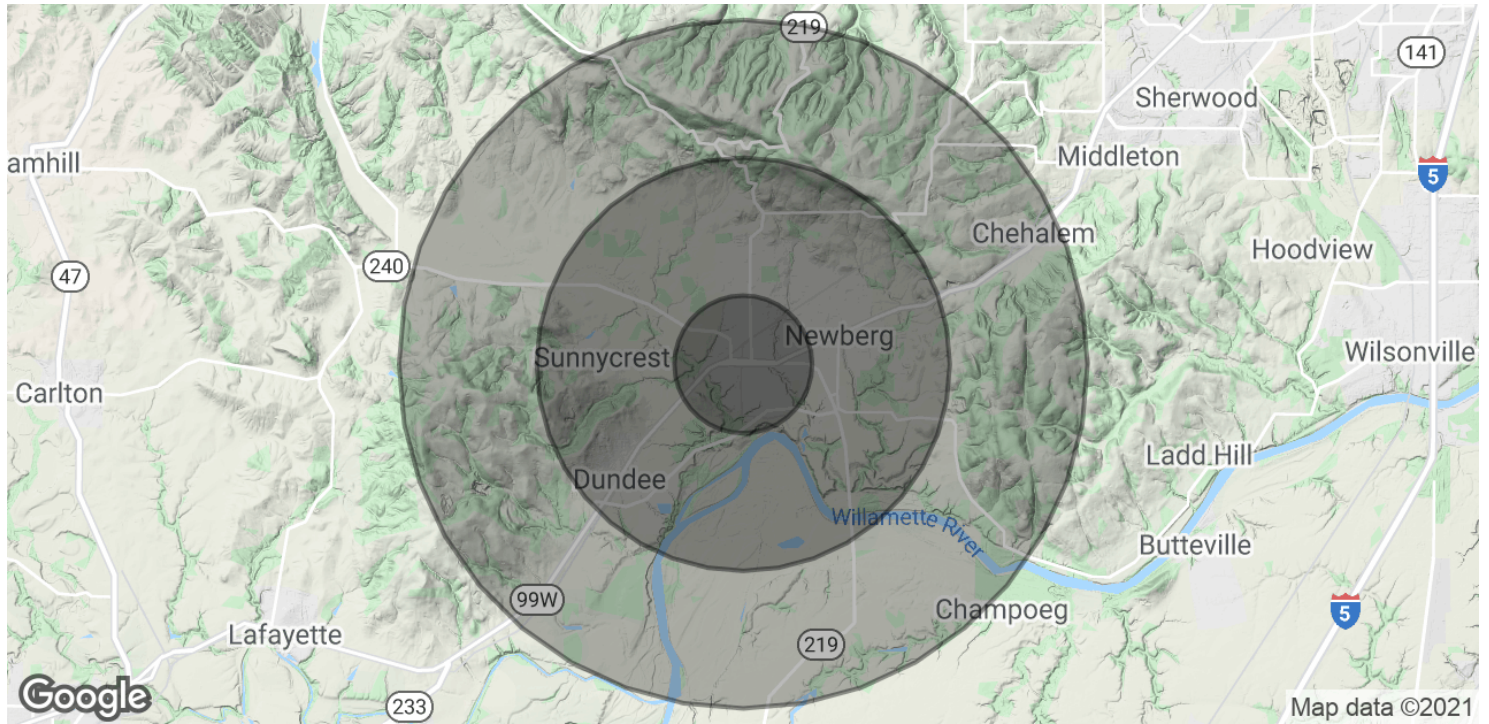
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,730	31,863	40,829
Average age	30.7	33.0	34.2
Average age (Male)	30.6	32.9	34.1
Average age (Female)	31.3	33.5	34.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,031	11,202	14,375
# of persons per HH	2.9	2.8	2.8
Average HH income	\$54,134	\$62,936	\$69,418
Average house value	\$225,488	\$249,223	\$265,870

* Demographic data derived from 2010 US Census

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