



1325 NE 7th St, Grants Pass, OR 97526

**\$1,675,000**

1325 Ne 7th 1325 Ne 7

Quality NNN medical clinic investment



Scott King  
Oregon 200602153  
541.890.6708

Listing Added: 01/06/2024

Listing Updated: Today



## Details

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Asking Price	<b>\$1,675,000</b>	Property Type	<b>Office</b>
Subtype	<b>Medical Office</b>	Investment Type	<b>Net Lease</b>
Investment Sub Type	<b>medical office</b>	Class	<b>B</b>
Lease Type	<b>NNN</b>	Tenancy	<b>Single</b>
Lease Term	<b>8 years</b>	Lease Commencement	<b>01/01/2021</b>
Square Footage	<b>3,998</b>	Net Rentable (sq ft)	<b>3,998</b>
Price/Sq Ft	<b>\$477.74</b>	Cap Rate	<b>7.47%</b>
Pro-Forma Cap Rate	<b>7.47%</b>	Occupancy	<b>100%</b>
NOI	<b>\$125,040</b>	Pro-Forma NOI	<b>\$125,040</b>
Units	<b>1</b>	Year Built	<b>2020</b>
Year Renovated	<b>2020</b>	Buildings	<b>1</b>
Stories	<b>1</b>	Permitted Zoning	<b>Gc; General Com</b>
Lot Size (acres)	<b>0.37</b>	Parking (spaces)	<b>25</b>
Rent Bumps	<b>annual</b>	APN	<b>R307791</b>
Lease Options	<b>yes</b>	Ground Lease	<b>No</b>
Sale Condition	<b>1031 exchange</b>		

## Marketing Description

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Fully Leased Investment Property. NNN Medical Office Property. Quality Medical Clinic Located In The Heart Of Grants Pass, On High Traffic Site. On-site Private Parking. Located In An Area Of Professional Medical Offices, Banks And Other Businesses. Beautiful Interior Design And Build-out. Well Designed Reception Area and Waiting Room. Monument Signage.

## Investment Highlights

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- NNN lease
- No deferred Maintenance
- Frontage on main arterial



Property Photos (9 photos)

