

Purchase Price:
\$746,000

Iconic Building in Newly Revitalized Historic Downtown Cottage Grove

The Burkholder Building: 657 E Main St, Cottage Grove, OR

EXECUTIVE SUMMARY:

Rare opportunity to own an iconic building in Historic Downtown Cottage Grove. This mixed-use building has 2 large commercial spaces and a 900 Sqft apartment on the 2nd floor. Located in a walkable area with strong local visibility, the ground-floor commercial space is well suited for retail, office, or service-oriented uses and benefits from steady foot and vehicle traffic.

This is a perfect investment for a passive investor looking to own a piece of history, or an owner-user looking to run a business in the vibrant downtown Cottage Grove. The Axe & Fiddle (majority tenant) has been running in this location since 2006. They have weekly shows and events that bring many locals and visitors in. This is an excellent opportunity for investors or owner-users seeking a stable income property in a desirable Oregon market with strong community appeal. All units are leased, some up for renewal in 2026.



PROPERTY HIGHLIGHTS:

PRIME OPPORTUNITY:

- 2 Commercial Units
- 1 Residential Apartment
- Fully Leased
- Mixed-Use Building
- \$48,000 Gross Income

BUILDING DETAILS:

- 6,485 Sqft
- \$118 / Sqft
- Redevelopment Opportunity
- Long Term Tenants
- Owner-User Opportunity
- Public parking lot across from 7th Street

IDEAL LOCATION:

- Located in the heart of Downtown Cottage Grove
- Recent 6 Million Dollar Downtown Redevelopment Completed by the City
- Vibrant Main Street with walking distance to shops, restaurants, City Hall and City parks



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HISTORY OF THE PROPERTY:

Set within a newly revitalized downtown, this property sits at the heart of Cottage Grove. Following a recent \$6 million city-led redevelopment, the area is energized and ready for new investment, anchored by a building long woven into the community. Both The Axe & Fiddle (pub and music venue) and Cottage Groove Books & Music are secured by ongoing leases. The upstairs apartment is currently on a 6-month lease with an option to renew 6-months and presents an opportunity for renovation and future rent increases upon vacancy.

CURRENT TENANT RENTS:

Cottage Groove Books & Music



\$1,450 / month

The Axe & Fiddle



\$1,600 / month

Upstairs Apartment



\$900 / month



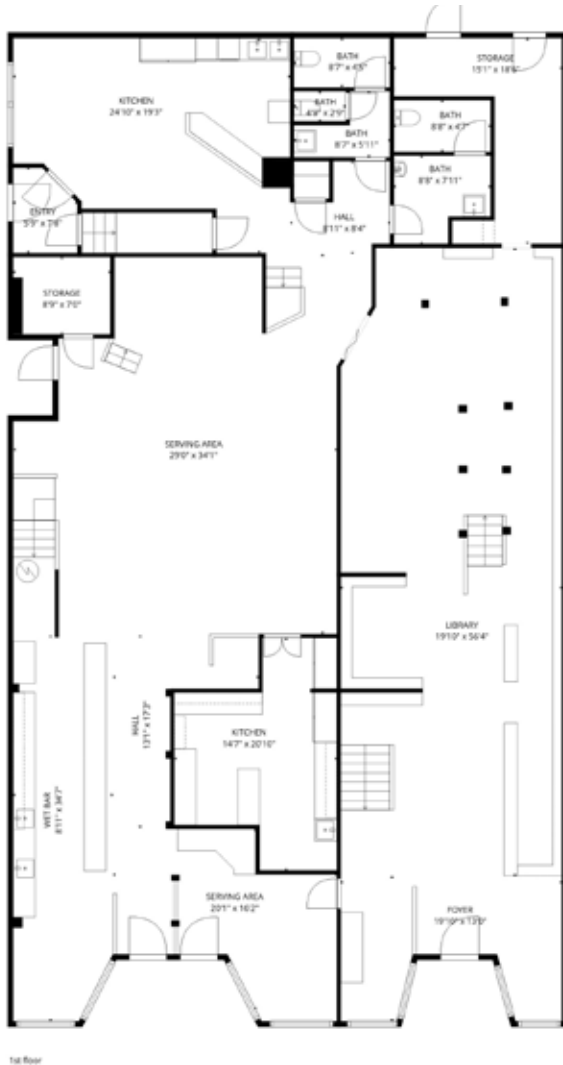
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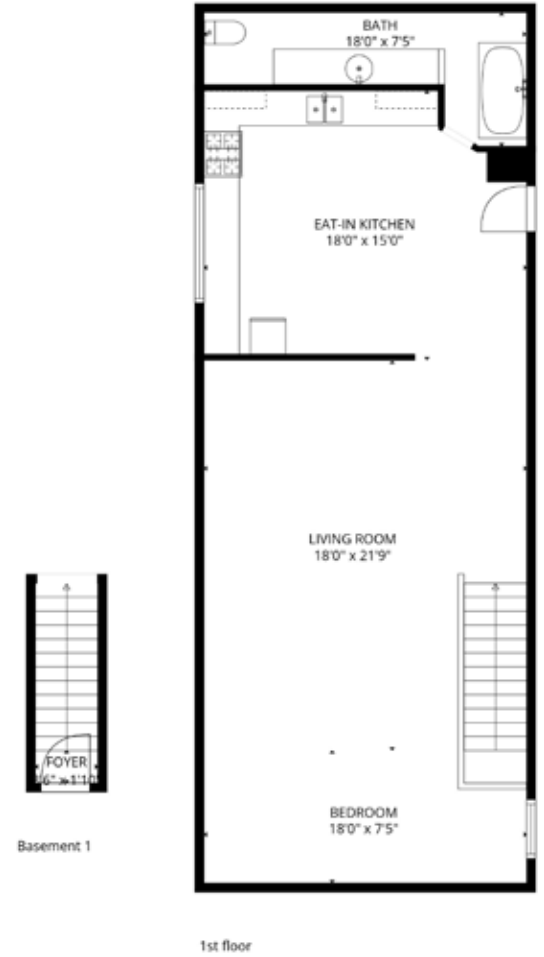
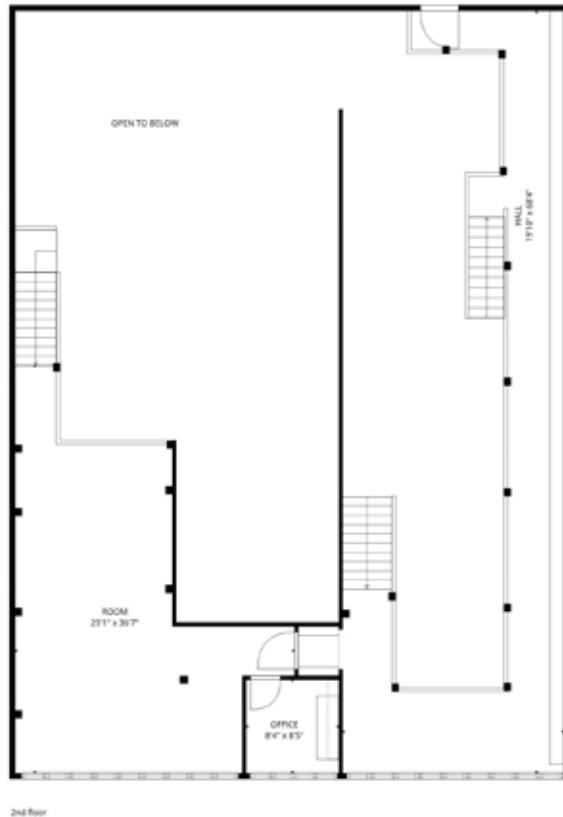

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FLOORPLANS: 6,485 Square Feet



Total GLA: 5515 sq. ft | Total: 5765 sq. ft
 1st floor: 4070 sq. ft (Excluded areas 250 sq. ft)
 2nd floor: 1445 sq. ft (Excluded areas 2037 sq. ft)

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



TOTAL: 913 sq. ft
 BELOW GRADE: 39 sq. ft, 1st floor: 874 sq. ft
 EXCLUDED AREAS: WALLS: 83 sq. ft

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As a veteran of the United States Marine Corps, Troy brings a strong passion for service, along with the commitment and discipline shaped by his military experience. He guides clients through the real estate process with clarity and care, prioritizing comfort and understanding every step of the way. Troy takes a personal, professional approach to ensure each client reaches the outcome that best aligns with their personal goals and vision.



RIVER MOLYNEAUX

REAL ESTATE BROKER

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At 18 years old, River was the youngest broker in the state of Oregon. Since then, River has been a part of multiple real estate development projects and brokered many transactions from residential, commercial, raw land, and leases. He also owns Rift Media, sits on the board of CLF Network, works for multiple local chamber of commerce, and volunteers for multiple local events.



MEET THE MOLE & MOLYNEAUX GROUP

The Mole & Molyneaux Group brings together deep local knowledge, disciplined service, and creative marketing to deliver a well-rounded real estate experience. With expertise spanning residential, commercial, land, and development, the team pairs strategic guidance with standout in-house design, photography, and media. Rooted in community and driven by results, they are committed to helping clients move forward with clarity, confidence, and care.



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