

# FOR SALE

## OFFICE BUILDING

435 NE Evans St, McMinnville, OR 97128



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$5,000,000
<b>LOT SIZE:</b>	0.276 acres
<b>PROPERTY TYPE:</b>	Commercial Office
<b>ZONING:</b>	Commercial-3
<b>LEASE TYPE:</b>	NNN
<b>NUMBER OF SUITES</b>	12
<b>APN/Parcel ID:</b>	159651

### PROPERTY HIGHLIGHTS

- ❖ **BEAUMONT building!**
- ❖ 14,638 Leasable square feet
- ❖ Leased between \$1.06/SF - \$1.60/SF
- ❖ All long-term NNN leases
- ❖ All units will be leased at closing
  
- ❖ Rebuilt 6 years ago with NEW:
  - ❖ Electrical, plumbing, HVAC, R-30 in ceilings
  - ❖ Green building with new Triply windows
  - ❖ Foam wall insulation, steel studs & 5/8" Dry wall
  
- ❖ Preferred escrow: Stewart Title – Zach Bay - LO
  
- ❖ Email [Admin@BradleyKingCRE.com](mailto:Admin@BradleyKingCRE.com) for Buyer Information and send all offers here too
  
- ❖ Call Broker – Bradley King at 503-313-8262 for information. No inside walk-throughs until in contract

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