



114 E 2nd St

114 E 2nd St, Newberg, OR 97132



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114 E 2nd St

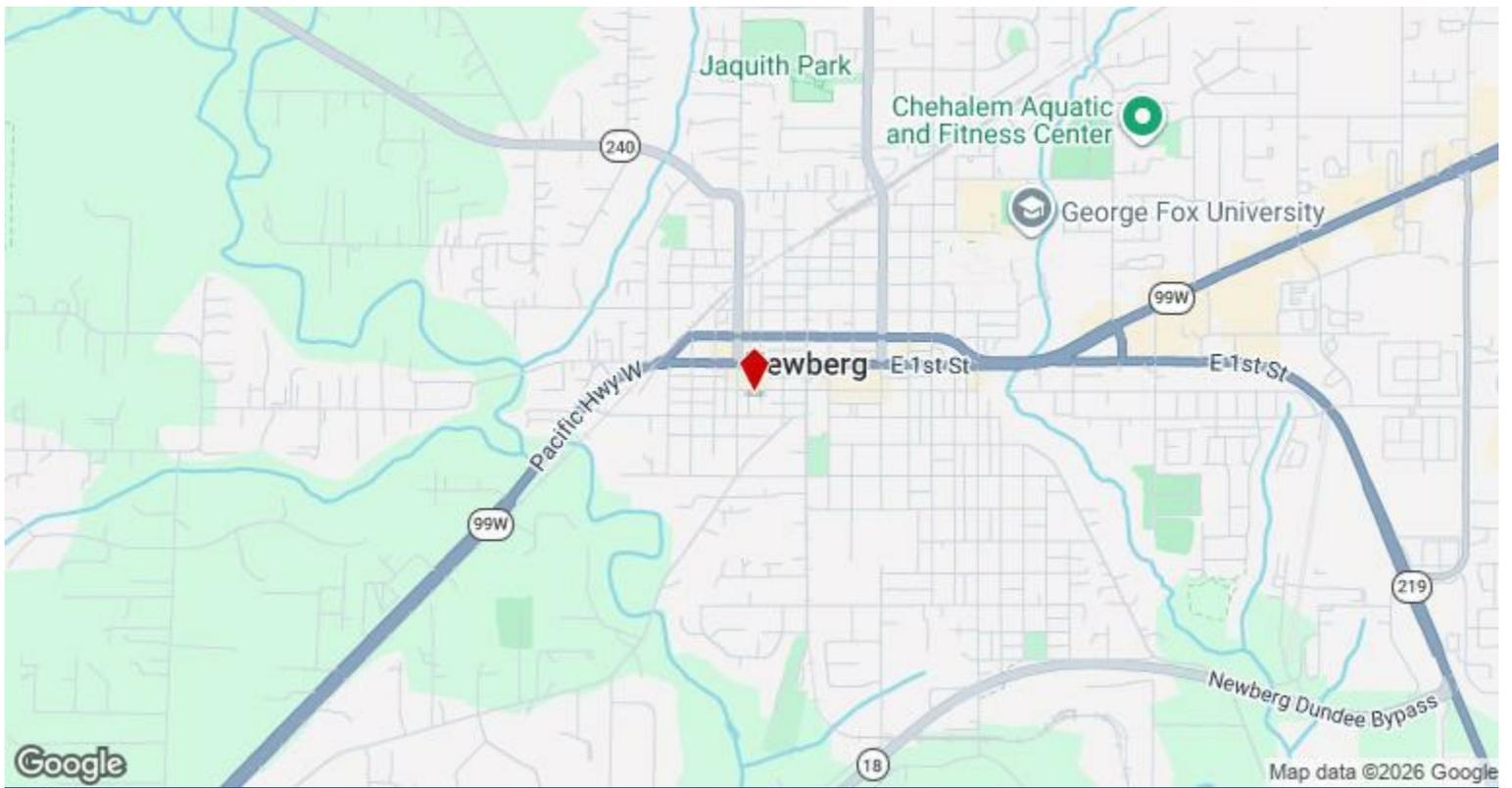
\$449,000

Rare opportunity to own a dual-income mixed-use property just one block from the vibrant heart of downtown Newberg. This classic building features four professional office suites downstairs centered around a common reception area, plus a 2-bedroom apartment upstairs with a private exterior entrance. Positioned as a strategic value-add project, the property is ready for a refresh to reach its full potential. Current office tenants are month-to-month and historically below market value, providing an immediate path to increased equity. The site offers eight off-street parking spots and three storage sheds. This is a great opportunity for an investor or owner-user seeking a versatile live-work space in the Yamhill County core.

- High Upside Potential
- Month-to-Month Tenants



Price:	\$449,000
Property Type:	Office
Building Class:	C
Sale Type:	Investment
Cap Rate:	5.91%
Lot Size:	9,090 SF
Gross Building Area:	3,338 SF
Rentable Building Area:	1,882 SF
Sale Conditions:	Deferred Maintenance
No. Stories:	2
Year Built:	1920
Tenancy:	Multi
Parking Ratio:	4.25/1,000 SF
Zoning Description:	C-3
APN / Parcel ID:	51062



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Property Photos



Property Photos



Aerial View



Office Entrance

Property Photos



Vacant Office

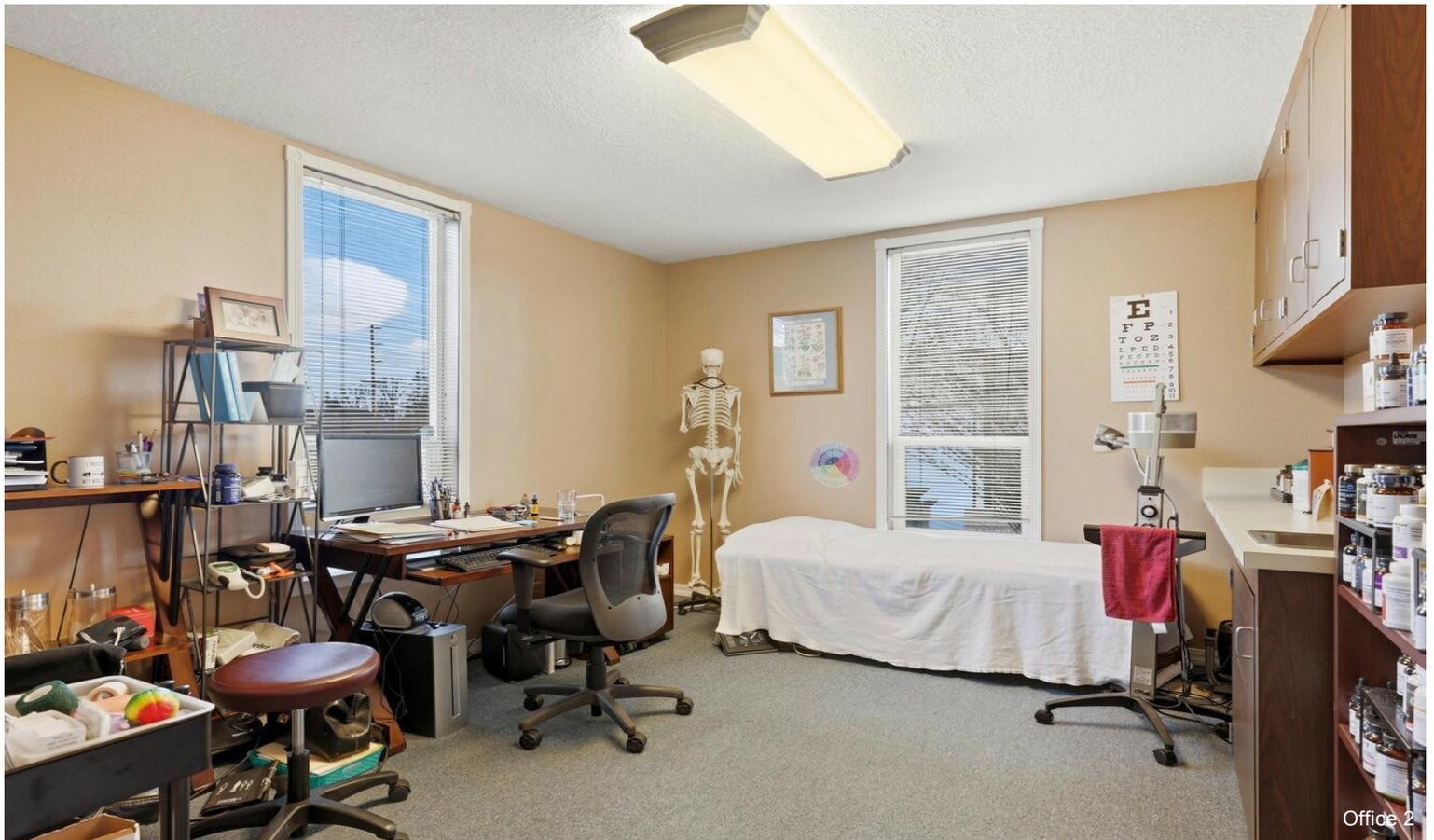


Vacant Office

Property Photos

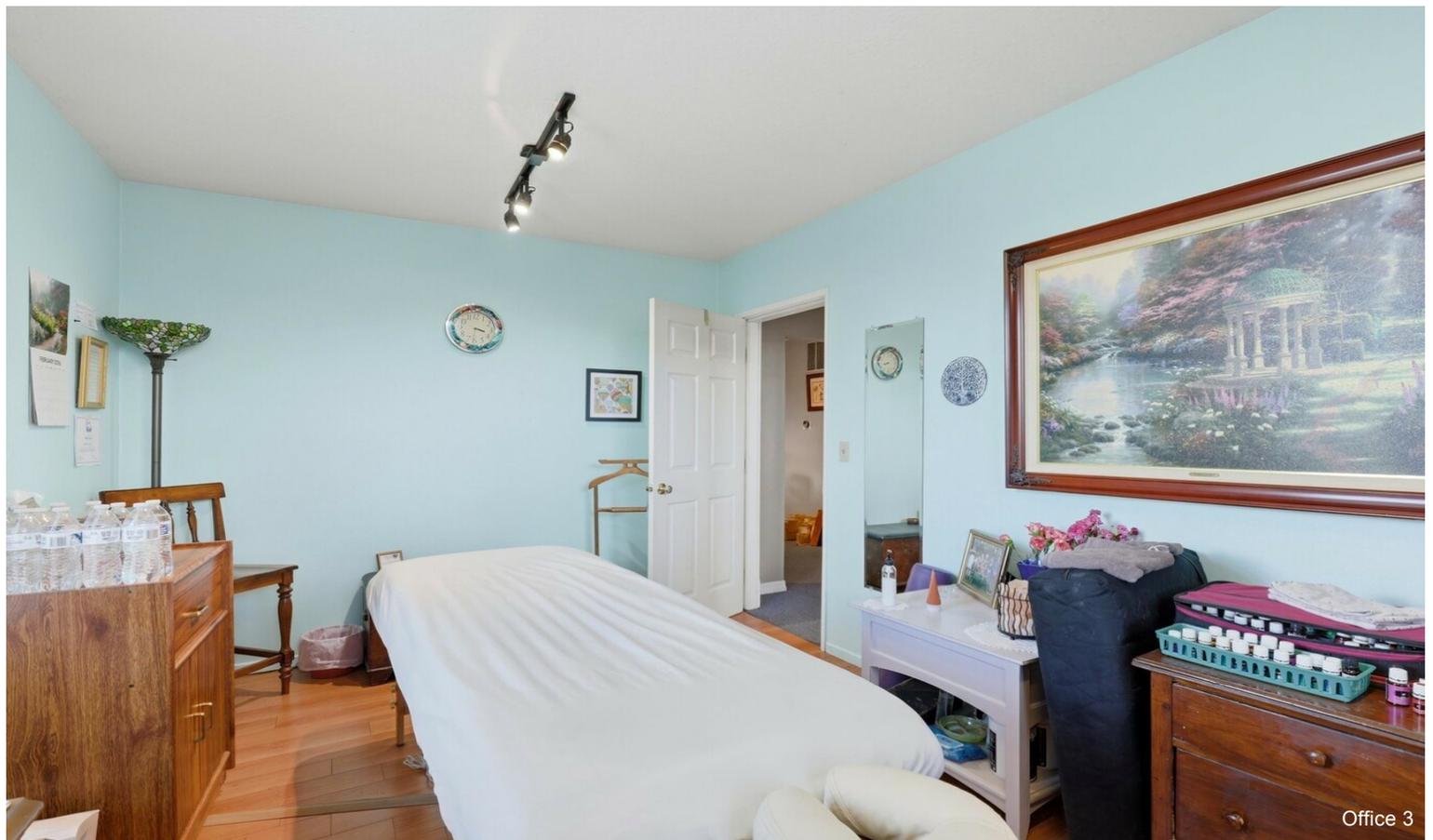


Vacant Office

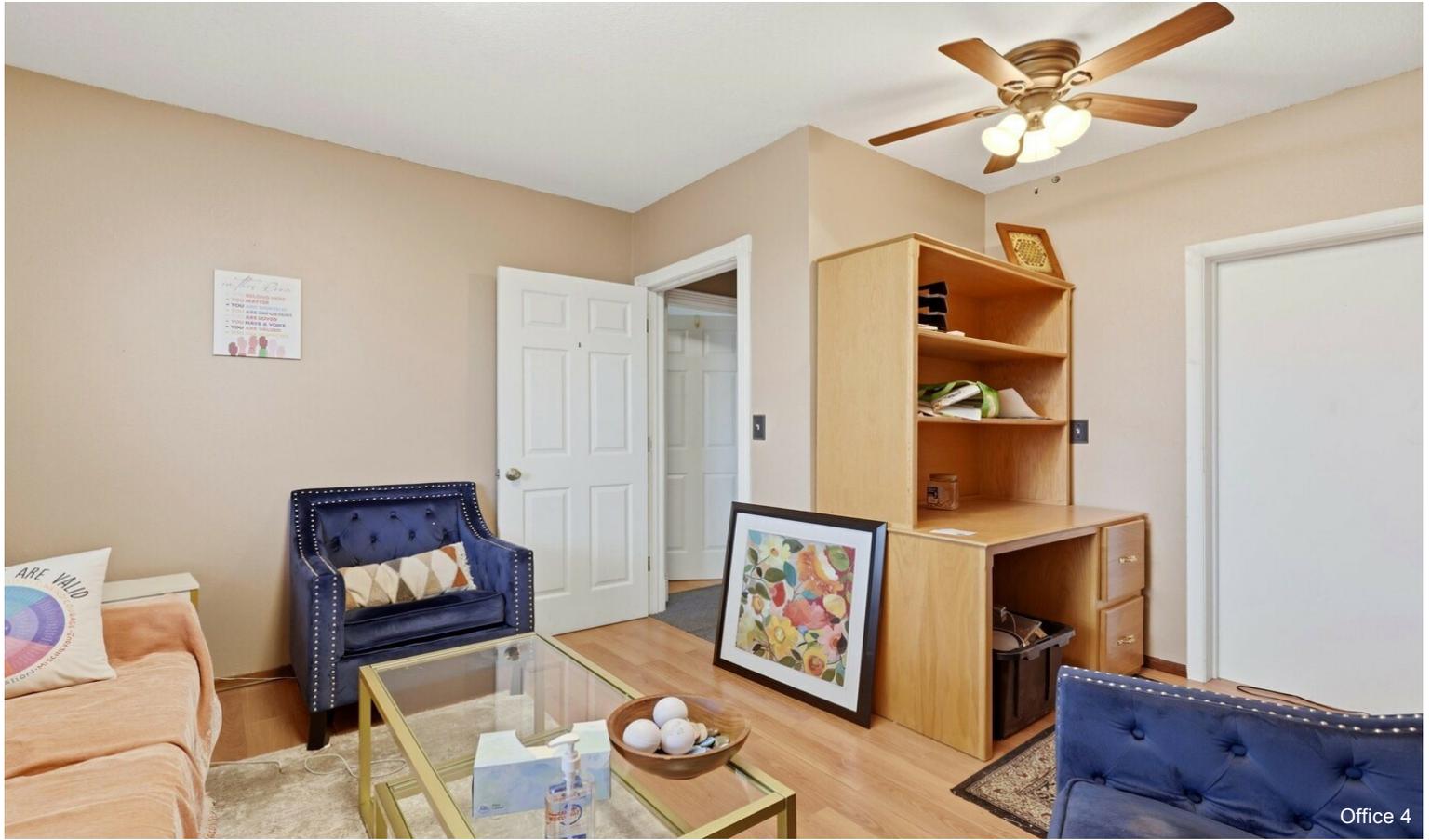


Office 2

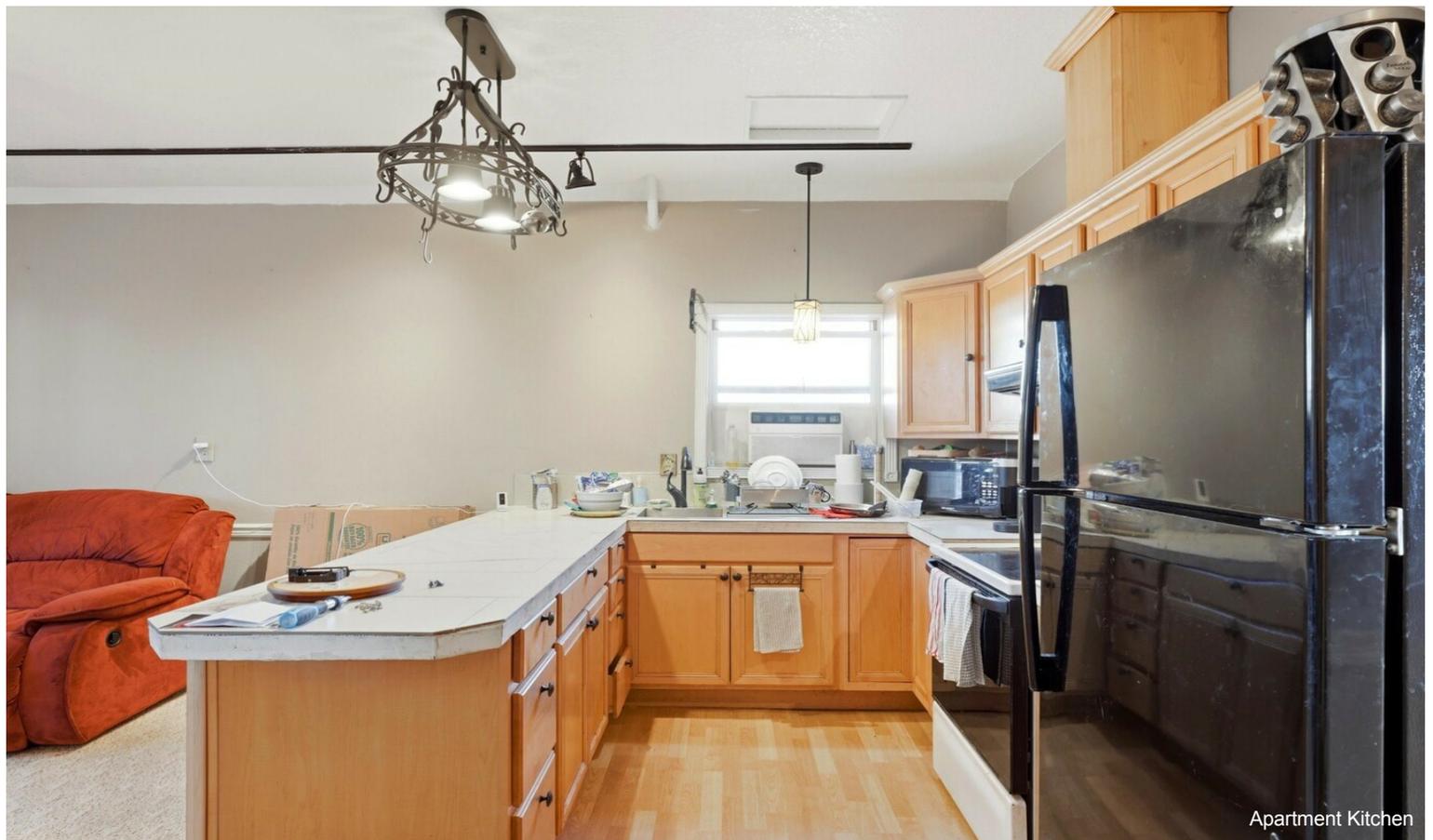
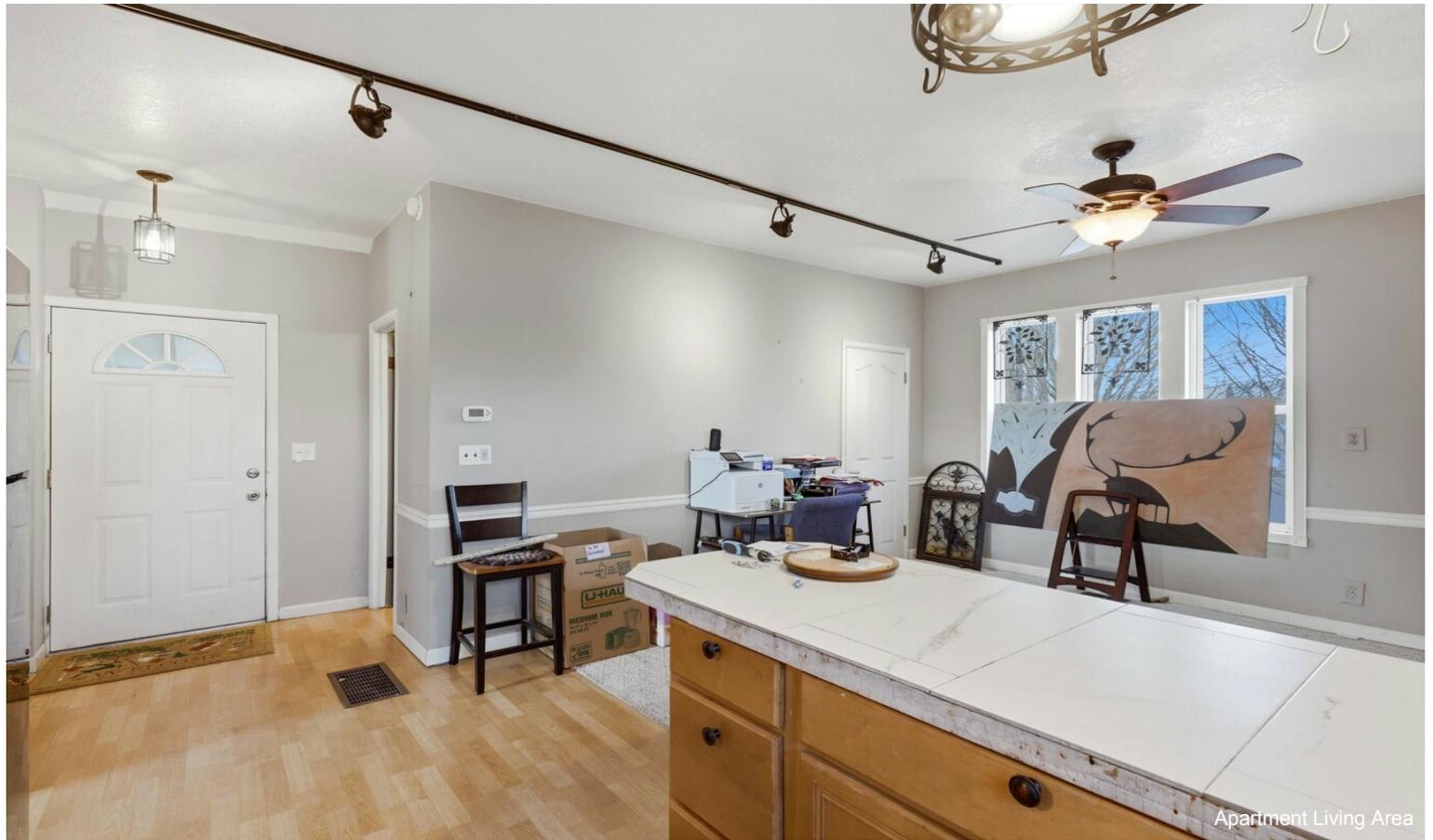
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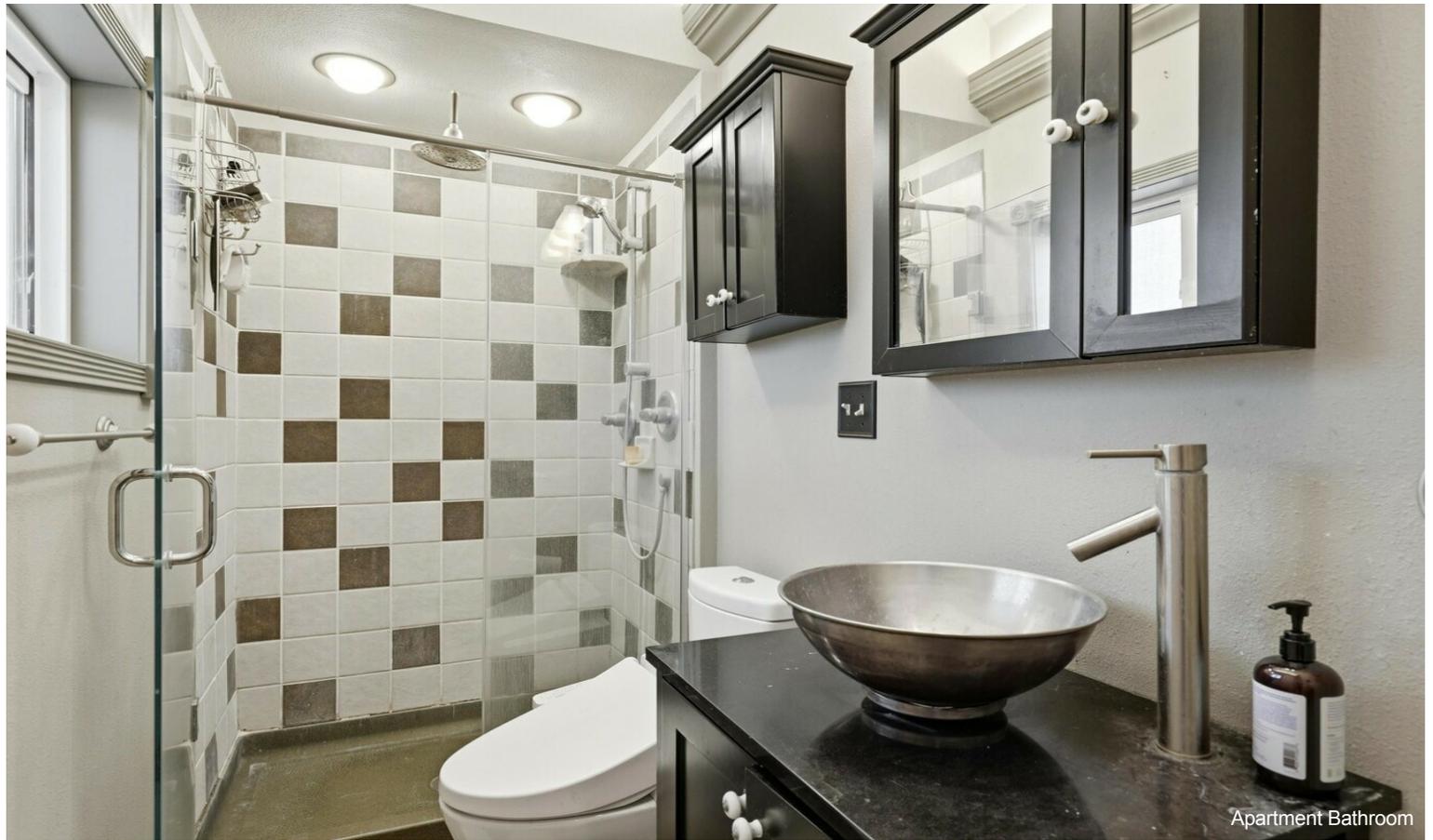
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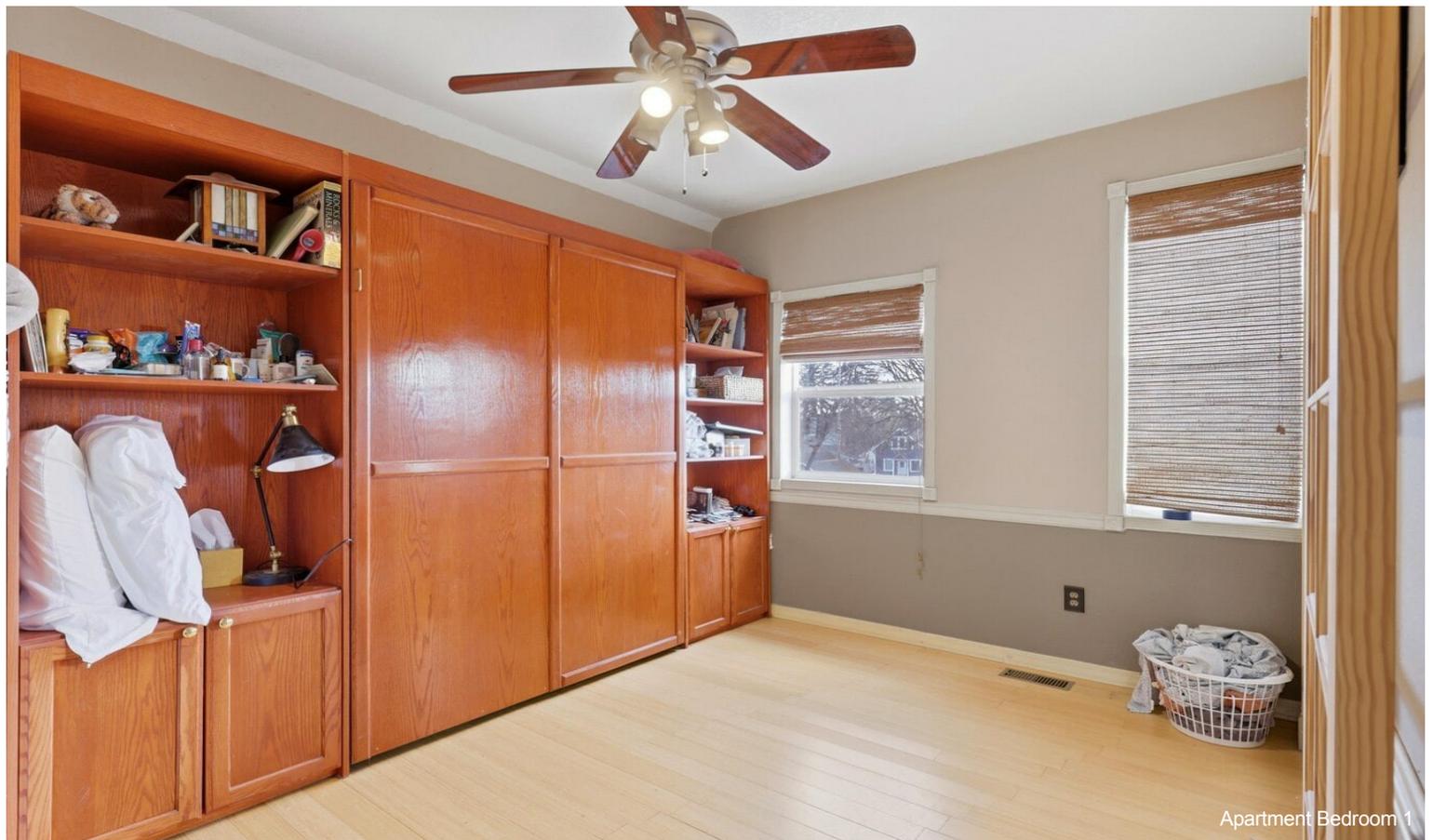
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Apartment Bathroom

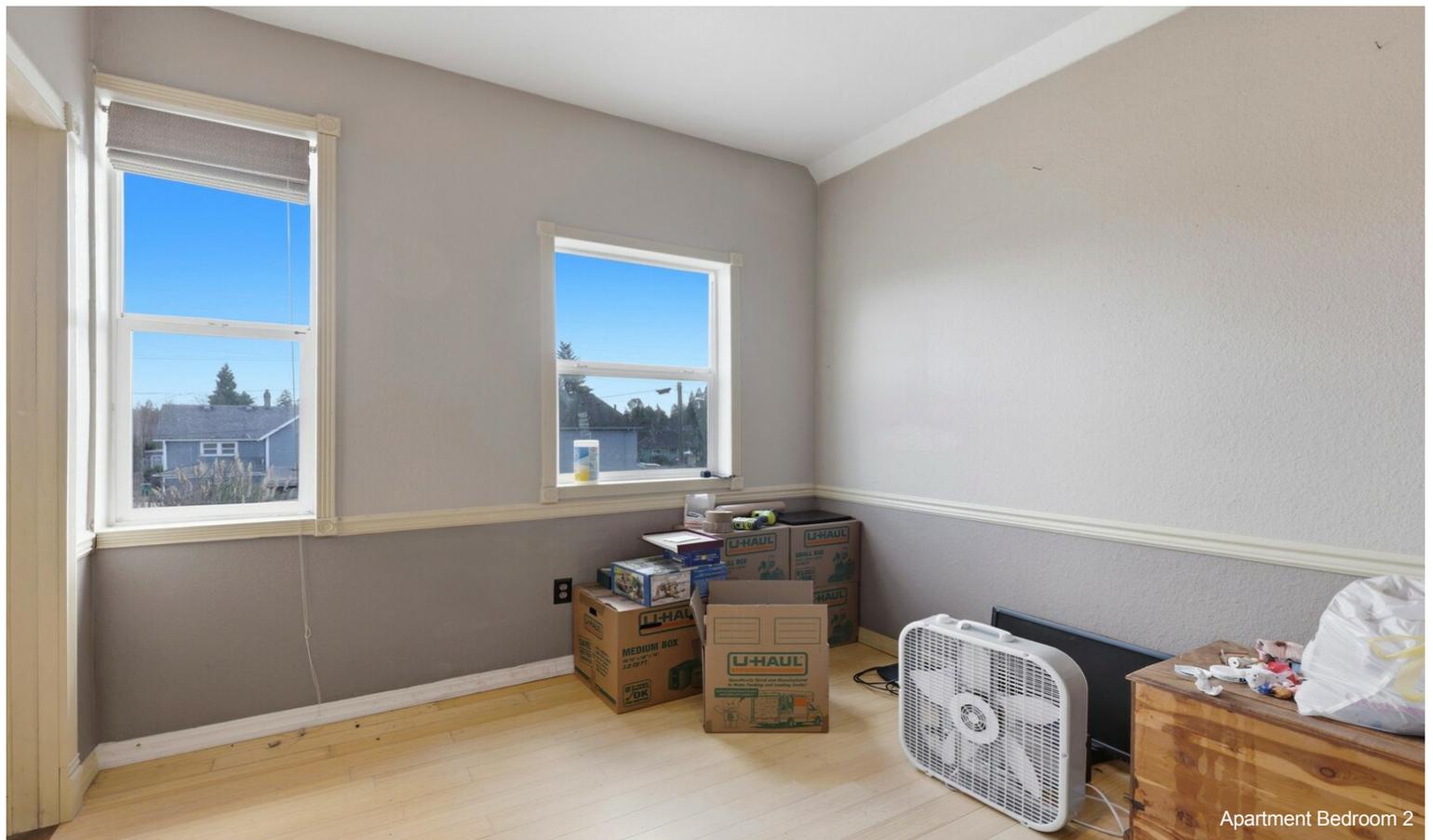


Apartment Bedroom 1

Property Photos



Apartment Bedroom 1



Apartment Bedroom 2

Property Photos



Property Photos



Property Photos



Storage



Aerial View

