

RETAIL / SERVICE BUILDING ON HUGE LOT ON THE HIGHWAY



40 NW FOURTH STREET (AKA HWY 97 S), MADRAS, OREGON

CAR SALES LOT, FOOD CART LOT, CONVENIENCE STORE OR...?

Nice 2,500 Square-Foot Building on .64 Acres Located at the North "Y" on Hwy 97



ALIGNED COMMERCIAL
REAL ESTATE

MULTI-PURPOSE PROPERTY FOR LEASE



SERVICE / RETAIL SPACE, FUNCTIONAL SHOP, LARGE LOT

Located on Hwy. 97 in Madras, Oregon

2,500 +- SF

Building Size

Lease Rate

Negotiable

28,000 +- SF

Lot Size

PROPERTY SUMMARY



Madras, Oregon, is a renaissance community. With recent substantial civic improvements, a growing population of folks seeking quiet neighborhoods and adventure lifestyles, and numerous solid living wage employers, Madras is growing in new ways that honor its heritage.

At the heart of this evolution is this 28,000 +/- square foot lot, perched aside Highway 97 south, as the road first enters Madras from the north. This large lot with its nicely finished 2,500 square foot building allows for a wide variety of use options. The most recent uses have been used car lots, which remains a fantastic option. However, the location beckons other businesses as well, including restaurants or food carts, convenience stores or farmer's markets or indoor/outdoor recreation services and toys. Bring your ideas and business to Madras!

Consider these features:

- > Huge downtown lot on Central Oregon's most traveled thoroughfare
- > Unmatched highway visibility for service or retail business or...
- > Nicely finished building that can serve as a showroom, food and beverage service space, sales office, quick serve store, and more.
- > Great signage and signalized intersection for easy access
- > Approximately 15,000 cars a day travel through this intersection
- > With hundreds of thousands of tourists a year driving into Central Oregon, past this property, there are countless opportunities to serve resident and visitors alike.

ADDITIONAL PHOTOS



AREA BUSINESSES



Madras, Oregon, is home to numerous manufacturing businesses, service and retail companies, full-service medical systems, and K-12 and continuing education organizations.

Madras is home to Mid-Columbia Lumber Products and Keith Manufacturing, two large employers who focus on goods for the commercial building construction and home-building industries. In addition, several smaller companies employ hundreds of townspeople in the manufacturing and distribution industries.

St. Charles Health has a newer hospital in Madras and offers extensive medical care to residents and visitors alike. Other medical provider systems and employers with offices in Madras include High Lakes Health Care and Mosaic Medical.

The Jefferson County School District is one of Madras' top employers, with numerous schools and the district office in Madras. And, Central Oregon Community College has a campus in town, helping residents obtain post K-12 education.

Tourism is also alive and well in Madras and Jefferson County. Renowned Lake Billy Chinook and Cascade Mountains trails and streams are found in nearby adventure spaces. And, the Deschutes River, famous for its steelhead fishing, flows throughout the County.

In the area immediate to this property are small and large retailers, sit down and fast food restaurants, financial institutions, motels, and more. The property is at the northern gateway to Madras, one of the first commercial lots after driving over the Cascades from Portland and one of the last when leaving Central Oregon to head to Seattle or Spokane.

LOCATION / LOGISTICS



40 NW 4th Street
Madras, Oregon

Hwy. 97

To Redmond and Bend

To Prineville

The property is located on Highway 97 and Hwy. 26, two of Oregon's main highways. Madras is 25 miles north of Redmond and 45 miles north of Bend. It is 2.5 hours from Portland, 3.5 hours from Salem, five hours from Seattle, and eight hours from the Bay Area.

Major truck lines and overnight delivery service from anywhere in the country are available throughout Madras and Central Oregon. Approximately 1.5 million people a year fly to and from the regional commercial airport in Redmond, with multiple daily direct flights to major western cities, including Denver, Seattle, Salt Lake City, Phoenix, Portland, San Francisco, Burbank, and Los Angeles. Approximately 3.5 million tourists visit this region each year. This property is well located to serve local residents, visitors, and seasonal residents alike.

COMMUNITY INSIGHTS



Madras, and Jefferson County, Oregon, are gateways to spectacular recreation opportunities. These include boating at renowned Lake Billy Chinook, world class whitewater rafting and drift boat fishing on the Deschutes River, hiking in the Mt. Jefferson wilderness area, winter sports in the Mount Hood area, and more.

For these amenities and other regional benefits, approximately 10,000 people call Madras and the adjacent communities home. With local residents and visitors driving through town via Highways 26 and 97, millions of people a year come to and through Madras. Located just 30 minutes from the regional commercial airport in Redmond but a world away in terms of home prices, Madras is growing and growing strong.

Madras is home to a variety of businesses, from building and wood products manufacturing to aircraft museums to varied large agricultural businesses. It is a business-friendly community with sizable employers such as the Jefferson County government, Confederated Tribes of Warm Springs, St. Charles Health System, and the Deer Ridge Correctional Facility. Between the quality of life options, employment choices, and proximity to Redmond and Bend, Madras is alive and well!



**HIGH NUMBER OF
MANUFACTURING JOBS**



**MILLIONS OF
TRAVELERS A YEAR**



**EXCEPTIONAL QUALITY
OF LIFE AMENITIES**



**MICROBREWERIES, GOLF
COURSES & WATER PARK**



**RECENT INVESTMENTS
IN EDUCATION**



**NEARBY OUTDOOR
RECREATION WONDERS**

PROUDLY OFFERED BY



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ALIGNED: 1) SET IN GOOD ORDER; 2) COLLECTIVELY SUPPORTING A VISION, PERSON, OR ORGANIZATION; 3) BROUGHT INTO AGREEMENT