

### **OFFERING SUMMARY**

OFFERING PRICE	\$399,000
BUILDING SF	2,944 SF
LAND SF	16,988 SF
YEAR BUILT	1978
ZONING	C2, Downtown Commercial
TRAFFIC COUNT	10,366 ADT

### OFFICE PROPERTY WITH EXCELLENT HWY 97 VISIBILITY

Professional office ideal for chiropractic, general practitioner, mental health or professional services such as attorney, CPA, engineering etc.

Floor plan includes five private offices, open bull pen/work areas, copier/storage room, three restrooms including one ADA restroom, and kitchenette.

On-site parking as well as additional parking on the southern tax lot (5,227 SF.) Buyer to verify lot standards for buildability with the City of Madras. Curb cuts on both lots.

Excellent monument signage. Approximately 10,000 cars pass by daily.

Walt Ramage | Partner Licensed Oregon Principal Broker +1 541 771 8260 wramage@naicascade.com Jenn Limoges, CCIM | Partner Licensed Oregon Principal Broker +1 541 639 2566 jlimoges@naicascade.com The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the infor-mation contained herein, nor has Broker conducted any investi- gation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or complete-ness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the information set forth herein









 $\bowtie$ 

Walt Ramage | Partner Licensed Oregon Principal Broker +1 541 771 8260 wramage@naicascade.com Jenn Limoges, CCIM | Partner Licensed Oregon Principal Broker +1 541 639 2566 jlimoges@naicascade.com The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the infor- mation contained herein, nor has Broker conducted any investi- gation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or complete- ness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the information set forth herein.





#### Madras, Oregon

Madras, Oregon is the county seat of Jefferson County, located at the junction of Hwy 97 from Northeastern Oregon and Hwy 26 from the Portland Metro Area by way of Mt Hood. More than 17,000 cars pass through per day on average.

With majestic views of the Cascade Mountains, Jefferson County is home to the confluence of the Deschutes, Crooked and Metolius Rivers and several miles of scenic lakes. At the center of the county, sits Madras – a city with affordable homes, well-established manufacturers and the best industrial land prices in the region. Spectacular recreation opportunities are nearby including boating at the renowned Lake Billy Chinook, and world-class whitewater rafting and drift boat fishing on the Deschutes River.

Madras is home to a diverse group of businesses from wood products to aircraft museums and varied large scale agricultural operations. The top employers include Brightwood Corporation, Jefferson County School District, Warm Springs, Deer Ridge Correctional Institute and St. Charles Health Systems.

Recent investments into the city include Jefferson County Public Health and Mosaic Medical in the new Madras Health and Wellness Center, Central Oregon Community College Campus, and a newly constructed sports complex and performing arts center.

Source: https://edcoinfo.com/communities/madras/

#### Tax Lots

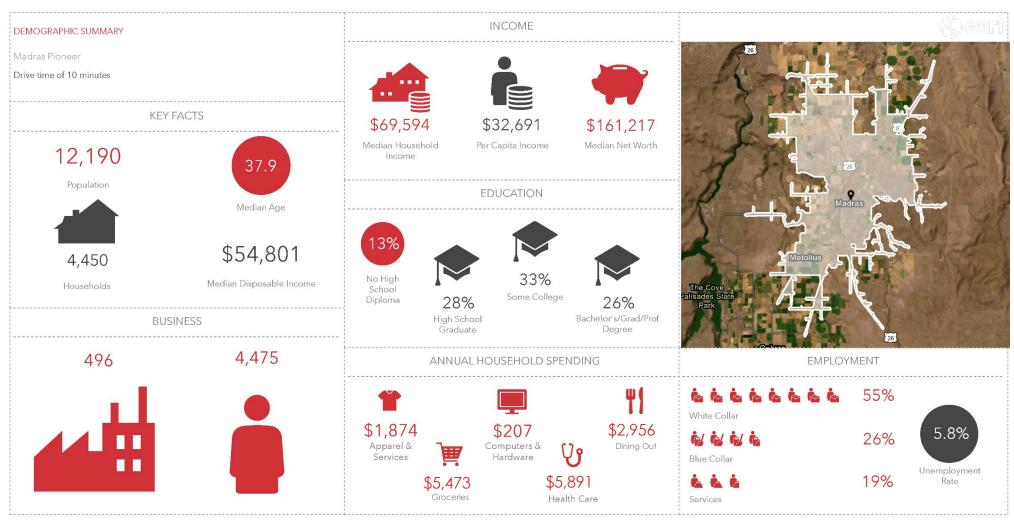
111312BC03100	.03 AC (1,307 SF)
111312BC03200	.22 AC (9,583 SF)
111312BC03300	.12 AC (5,227 SF)
111312BC03400	.02 AC (871 SF)

The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the infor- mation contained herein, nor has Broker conducted any investi- gation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or complete- ness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the information set forth perein



Walt Ramage | Partner
Licensed Oregon Principal Broker
+1 541 771 8260
wramage@naicascade.com

Jenn Limoges, CCIM | Partner Licensed Oregon Principal Broker +1 541 639 2566 jlimoges@naicascade.com



This infographic contains data provided by Esri. The vintage of the data is 2022, 2027.

© 2020 Esri



Walt Ramage | Partner Licensed Oregon Principal Broker +1 541 771 8260 wramage@naicascade.com Jenn Limoges, CCIM | Partner Licensed Oregon Principal Broker +1 541 639 2566 jlimoges@naicascade.com The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the infor- mation contained herein, nor has Broker conducted any investi- gation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or complete- ness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the information set forth herein.





### Walt Ramage | Partner, Broker

#### **Broker specializing in investment sales and development (horizontal and vertical).** COAR Commercial Real Estate Transaction of the Year Award Recipient 2014, 2019, 2020, 2023, 2024 Walt excels in performing portfolio analysis, assessing investment opportunities, evaluating ground-up development and negotiating sales and leases. His capacity to understand goals and risk tolerance has created long-term trusted partnerships with his clients.

Walt's sales, development, and marketing experience enable him to close complex multi-million dollar transactions by differentiating his client's assets from other commercial real estate opportunities.

"My background as a developer and as a state licensed assistant appraiser sets me apart. I've purchased bare dirt and gone vertical. I've been in the trenches. I've been the one personally guaranteed on a note. I've experienced development pressures first-hand and understand how to perform and build a project under budget, on time or ahead of schedule. The experience gives me a unique perspective because of all the intricacies that come with constructing something while keeping in mind the leaseability of the product to achieve the overall return for my clients and their partners. -Walt Ramage



## Jenn Limoges, CCIM | Partner, Principal Broker Lesteritue ourposes only

#### **Broker specializing in investment sales and leasing.** OR/SW Washington CCIM Transaction of the Year Award Recipient 2023

Jenn's in-depth experience developing P&Ls, relocating businesses, negotiating leases, evaluating ROI, inspecting facilities and creating marketing plans sets her apart as an expert in her field. Using a combination of experience, keen intuition and hard numbers, Jenn analyzes projects through the eyes of both the end-user and investor. A natural born matchmaker, Jenn has an innate ability to align investors with properties–including off-market opportunities–that best complement their short and long term financial goals.

"For both parties I focus on prioritizing their top 3 objectives and then like layering a cake, I add in market intel and data and we go from there to execute on those priorities." –Jenn Limoges. Jenn demonstrates an artful capacity for working the deal and finding the key components needed to get it across the finish line.

"I have done a number of transactions and it is always refreshing to transact with a counterparty that is so easy to work with. Your side was quick to respond, fair to negotiate with, and very reasonable as items came up. That was one of the smoothest closings in my career and Jenn's diligence and {Seller's} integrity were a big reason why. Just wanted to let you know that our side really enjoyed working with you both." – Davis Vaughn, MF acquisitions

Walt Ramage | Partner Licensed Oregon Principal E

Licensed Oregon Principal Broker +1 541 771 8260 wramage@naicascade.com Jenn Limoges, CCIM | Partner Licensed Oregon Principal Broker +1 541 639 2566 jlimoges@naicascade.com The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the infor- mation contained herein, nor has Broker conducted any investi- gation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or complete- ness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

