

FOR SALE

345 S Hwy 97 | Madras, OR



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.



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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 information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness 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.

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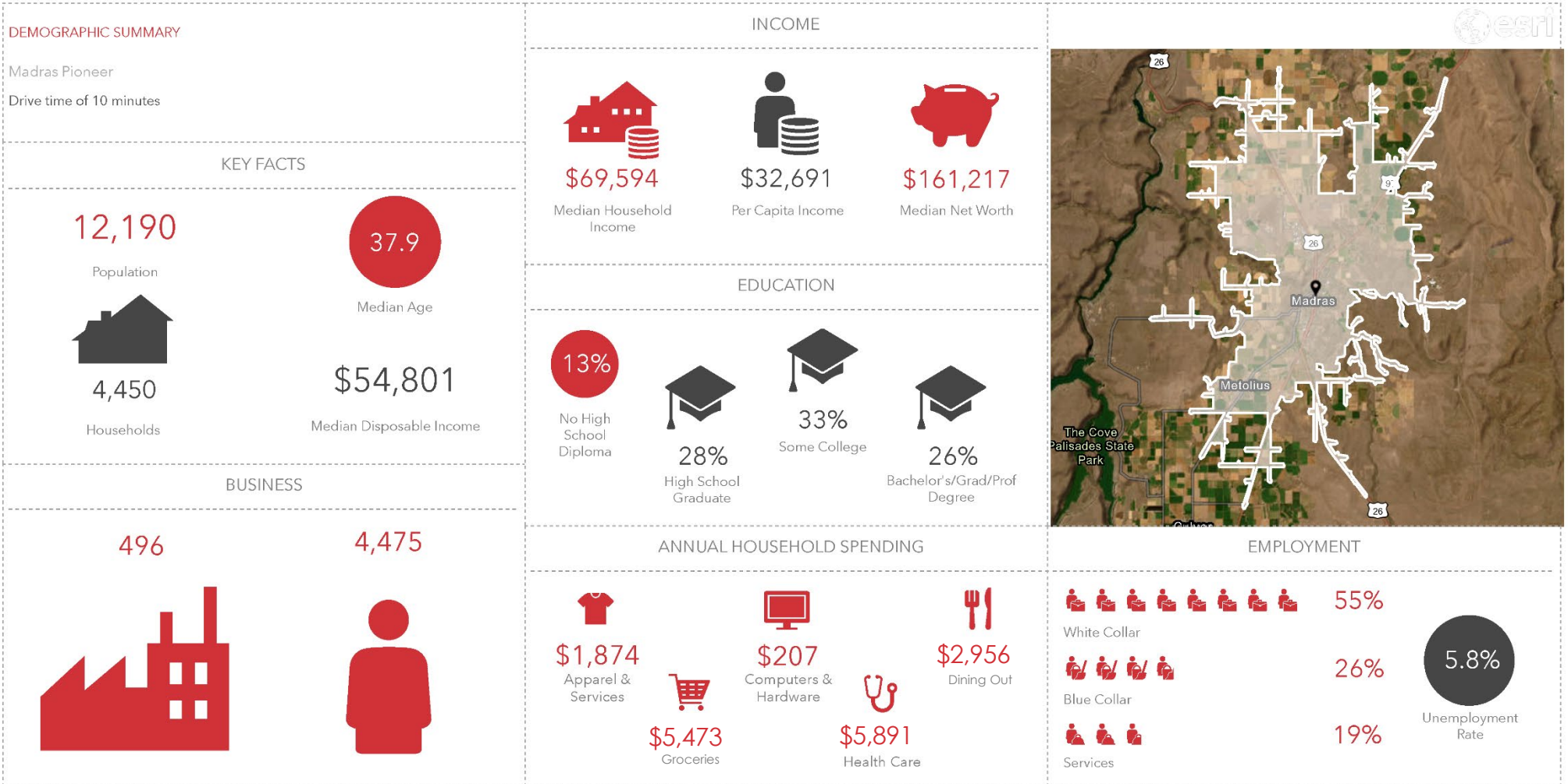
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This infographic contains data provided by Esri. The vintage of the data is 2022, 2027.

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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

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



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