

FOR SALE

FILLMORE APARTMENTS

755 - 760 NW 21ST STREET
CORVALLIS, OREGON 97330

CAMPUS OR POSSIBLE WORKFORCE HOUSING CONVERSION 200+ UNITS NEAR OSU IN OREGON'S MOST RENT BURDENED MARKET

Sale Price: \$14,942,640
Unit Count: 204 [51 Quads]
Price/Unit: \$73,248
Price/Quad: \$292,993
CAP Rate: 6.75%
Building Size: 35,432 SF
Price/SF: \$422
Lot Size: 1.07 AC
Year Built: 1971



Property Highlights

- 👉 A short walk to campus, yet located close to downtown core and commercial areas
- 👉 90 off-street parking spaces
- 👉 Onsite laundry
- 👉 RUBS policy only just began, which will lead to continued revenue increases throughout 2026
- 👉 New ownership could take the property in a more unified and cohesive student housing or workforce housing direction
- 👉 Seller is repositioning capital to an East Coast project
- 👉 Many turns are completed in summer



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CONTACT BJORN BEER FOR DETAILS



BJORN BEER
M: 541.745.4050

bjorn.beer@svn.com