

OFFICE BUILDING -
FOR SALE OR
LEASE

**SILVERTON
REALTY**

Investor / Owner Occupant

\$830,000

~~\$850,000~~

190 E. Charles St.
170 N Garfield St
165 E Charles St.
Mt. Angel, OR.

Three leasable spaces on STREET LEVEL of Glocken-
spiel Building.



Silverton Realty
303 Oak St. Silverton, OR. 97381
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Summary of All Units for Sale

**SILVERTON
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OFFERING SUMMARY

- ◆ Sale Price: \$850,000
- ◆ Main Level 7521 sqft
- ◆ Number of Units: 3
- ◆ Lot Size: 9500 sqft
- ◆ Year Built: 2006
- ◆ Zoning: CG
- ◆ Price / sqft: \$113.02
- ◆ Vacant Units: 1
- ◆ CAP Rate:



Listing includes commercial condo units only. Three leasable spaces on STREET LEVEL of Glockenspiel Building in the heart of Mt. Angel. Hometown to Oregon's largest Oktoberfest. wo of the three spaces are currently leased on new 5 year leases. These are modified gross leases. Upper floors are owned by MCHA and not part of the sale.

Michael J. Schmidt, GRI
Principal Broker

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Property Details:

190 E. Charles St

**SILVERTON
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UNIT SUMMARY

- ◆ Name: Lou's Kitchen
- ◆ Approx. size: 4000 sqft
- ◆ Level: 1
- ◆ Use Type: Restaurant
- ◆ Lease Type: Modified Gross
- ◆ Zoning: CG
- ◆ Price /sqft: \$1.000
- ◆ Term: 5 year
- ◆ Rent Bumps: Yes



Lou's Kitchen is owned and operated by a local family with strong ties to the community. Established in 2022, the restaurant sits in the heart of Mt. Angel directly below the Glockenspiel clock. Wonderful Bavarian decor inside and out makes this restaurant & bar a regular for locals as well as a major attraction during Oregon's largest Oktoberfest.

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**Additional Photos:
190 E. Charles St**

**SILVERTON
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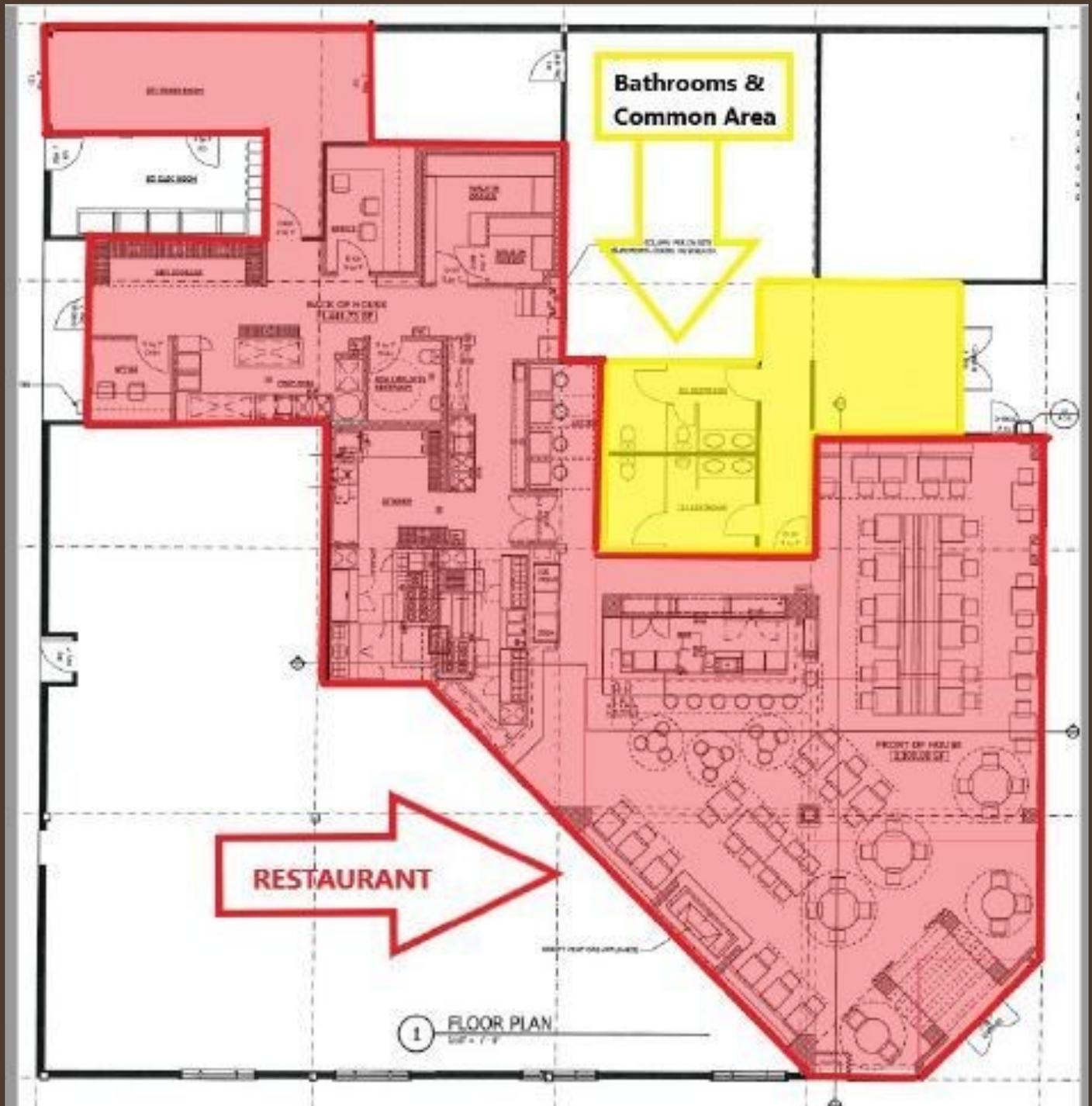
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FLOOR PLANS

**SILVERTON
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190 E. Charles St.



Property Details:
165 E. Charles St

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UNIT SUMMARY

- ◆ Name: Vacant
- ◆ Approx. size: 2410sqft
- ◆ Level: 1
- ◆ Use Type: Retail/ Office
- ◆ Zoning: CG
- ◆ Price / sqft: \$ N/A
- ◆ Term: N/A
- ◆ Rent Bumps: N/A



Located in the core of downtown Mt. Angel. Street level of the Glockenspiel Building. Hometown to Oregon's largest Oktoberfest. Previously leased by Columbia Bank. Alley access to drive-up window. Multiple store front windows provide great visibility. Tenant pays for electrical .

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**Additional Photos:
165 E. Charles St.**

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Property Details:
170 N. Garfield St

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UNIT SUMMARY

- ◆ Name: Studio Ed
- ◆ Approx. size: 638 sqft
- ◆ Level: 1
- ◆ Use Type: Retail
- ◆ Zoning: CG
- ◆ Price / sqft: \$1.000
- ◆ Term: 5
- ◆ Rent Bumps: Yes



The Studio Ed is a retail space used for sewing and painting. The Studio has been in operations for 2 years. The space has access to the commons bathrooms. The tenant pays for electrical.

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SITE PHOTOS

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