

Gloria Hahn RE/MAX Equity Group

503-653-0607

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Agent Full

Comm/Industrial

1/2/2024 2:14PM

\$5,000,000 23082 gross sqft

555 N PACIFIC HWY Woodburn, OR 97071

Status: Active

DOM:

List Date: 1/2/2024

Acres: 3

Year Built: 1996/ Existing

MLS#: 23518423

Unit #:

XST/Dir: Hwy 99E South of Hwy. 211 before
Young St.[VirtualTour #1](#)[VirtualTour #2](#)

Show: Appointment
Only, Call Seller's Agent,
Seller's Agent Must
Accompany, Text
Seller's Agent

Offer/Nego: Seller's
Agent Only

AG: Gloria Hahn**AG Ph:** [503-997-5745](tel:503-997-5745)**AG Cell/Pgr:** [503-997-5745](tel:503-997-5745)**CoAgent:****CoPh:**

Private: Appointment Required, Agent Must Accompany, Showings only after hours-evenings or Sat. ONLY-Please do not go into the business without an appointment. Please call/text/e-mail agent for more information.

Public: Family owned and operated automotive service business since 1980. Very well known & respected business in the greater Woodburn area-success based upon excellent customer service & commitment to the community. 2 parcels equal 3 acres total. Mufflers, Hitches & More with 4 bays, Woodburn Automotive with 34 bays. Quality buildings first built in 89-90 second large building built 1990 with addition & 2nd. story added 99-2000 Full service automotive: Service foreign or domestic-big trucks, all types of RV's, motorhomes, trailers, tractors & farm equipment, motorcycles & ATV's Up to date technology, equipment and trained technicians. Over \$500,000 equipment & fixtures included in the sale. Large private offices upstairs with conference/lunch room/Main level features service desk, comfortable waiting area and huge shop space. Exterior features large fenced vehicle storage with approx. an acre undeveloped. 25+ years of U-Haul business have stayed at the top 3% out of 50 independent dealers History & Overview of the Company in Documents for more information

Property Details:

Property Type: Commercial	Legal: ANNEXATION NO 84-36 ANNEXATION NO 86-445	Lot Size: 3 to 4.99 Acres	Current Use: Automotive, Retail
County: Marion	Tax ID: 513386 513390	Lot Dimensions:	Open House:
Area: 170	List Type: ER	Lot SqFt:	Upcoming Open House:
Zoning: CG	Limited Representation: N	Road Frontage: 242	Broker Tour:
#Stry/Bldg: 2/2	CC&R:	Road Surface: Gravel, Paved	Upcoming Broker Tour:
Ceiling Ht/Ft:	View:	Sale Inc: Building, Equipment, Land	PDF Doc(s): 2
Gross SqFt: 23082	Waterfront:	Parking: On Site, Secured	
Office SqFt:	Body Water:	Construction: Metal Frame, Metal Siding, Wood Frame	
Whse SqFt:		Truck Door: 2 / At Grade Level	
Mfg SqFt:		Roof: Metal	
Internet: Y		Occupancy: Other	
Address: Y		Loading: Loading	
No Blog: N		Features: Conforms to ADA, Fenced, Inside Storage, Office, Sign	
No AVM: N		Equipment: Compressor, Fixtures, Fuel Tank(s), Furniture, Security System, Sprinkler	
		Unreinforced Masonry Building:	

Utilities:

Cool: Heat Pump	Heat: Forced Air	Fuel: Oil
Water: Public Water	Sewer: Public Sewer	Volts:
		Amps:

Business and Lease Information:

Restrictions:	Business Name: WOODBURN	Year Estab: 1980	Inventory: Y
Actual Gross	Actual Net	Actual Oper.	Lease Deposit:
Income: \$2,858,003	Income: \$121,316	Expenses: \$2,736,687	
Proj. Gross Income:	Proj. Net Income:	Proj. Oper. Expenses:	
Lease Expire:	Lease Equip	Lease Amount:	

Lease Type: Month To Month
Terms: Cash, Conventional
Doc Available: Aerial Photo, Floor Plan, Plot - Plat Map

Financial:

Property Tax/Yr: \$25,813.00 / 2023	Spcl Asmt Balance:	Tax Deferral: N	Short Sale: N
Escrow Pref: Ticor-Clackamas-Dodie Schmaltz	3rd Party Trans: N	BAC: % 2.25	\$ Pre-Approv: N

Bank Owned/Real Estate Owned: N **Total Comm Differs:** N

Broker/Agent Data:

Agent: Gloria Hahn Agent Lic: 941100045 Agent Ph: [503-997-5745](tel:503-997-5745) Agent Cell: [503-997-5745](tel:503-997-5745) SAID: HAHNGLO
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Email(s) Agent: gloria@gloriahahn.com

CoAgent: CoSAID: CoBRCD: CoPh:

CoAgent Email:

Office: RE/MAX Equity Office Lic: 201008052 Office Ph: [503-653-0607](tel:503-653-0607) Agent Ext: Fax: 503-653-1170

Group

BRCD: EQTY50

Owner Perm. Resid: Y

FIRPTA: N

Owner(s): EDMONDS, RICHARD L,
EDMONDS, MARY L

Owner Phone:

Tran: 1/2/2024

Exp: 1/2/2025

Poss: Negotiable

Comparable Information:

Original Price: \$5,000,000

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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Brief History and Overview of the Company

We are truly a family-owned and operated business since 1980. My wife and I have been married 49 years, we both grew up and went to school here in Woodburn, Oregon. I went to the Army for three years and then to college for two years for auto body and painting. I worked in the profession mainly as a painter for four years, got overdosed on polyurethane paint twice, and decided to go partners with my father-in-law in his machine shop. I built up my customer base to match my father-in-law who had the business for 30 years in eleven months and it was mainly because of service.

After three years my father-in-law retired; three years later I diversified and added exhaust and mufflers; we changed the name from HiWay Machine Shop to HiWay Machine & Mufflers. Three years later we took out the lathes and presses and added lube & oil and one technician and then changed the name to Mufflers, Hitches and More, Inc; we also added U-Haul to our business in over 25 years we have stayed at the top 3% out of 50 some independent dealers once again, service.

In 1989 and 1990 we tore down the two-bay shop and built a new four-bay shop with an office and waiting area. In 1992 we bought the property next to us for a total of three acres on the main highway; in 1996 we built our 10 bay automotive repair shop and called it Woodburn Automotive Repair Center, Inc. In 1999 – 2000 we added 24 more bays and offices, a waiting room and upstairs lunch room and private offices. We have Mufflers, Hitches and More, Inc. with four bays, and Woodburn Automotive Repair Center, Inc. with 34 bays, which includes 4 dedicated bays for lube, oil, and filter jobs. We still have one acre of undeveloped land.

Our Woodburn Automotive shop was rated the no.5th or 7th largest auto repair shop in Oregon, including dealerships as per DexWest in 2000. Our Woodburn Automotive shop is the busiest repair shop in our town and surrounding towns. I credit this to service, service, and service; honesty and communication with the customers, and we stand behind our work. We currently have free pick-up and delivery, and free loaner cars.

We work on anything and everything; foreign and domestic; big trucks, all types of recreational vehicles, motorhomes, travel trailers, horse trailers, 5th wheels, tractors, and farm equipment, boats and motorcycles, and all-terrain vehicles (ATVs). Today's vehicles are a lot more complicated than they once were and the customers need to have it explained in layman's terms why we are going to have their vehicle for two or three days, and it's going to cost "x" amount of dollars.

The biggest challenge I see in the automotive industry in the next five years is keeping up and tooling up for the latest technology. A lot of small shops are going away and will be going by the wayside because of the amount of money for new equipment and the volume you have to do to pay for everything. A lot of small shops that I know have just the basic main equipment and knowledge and are picking and choosing what jobs they can work on, the ones that they can't work on they are recommending the customer take their vehicle to the dealer, which is just shooting all of us in the foot. To combat this in our shop we will keep up with the technology, stay current with updates and equipment and keep taking all the updated classes and seminars.

We have a Pot of Gold drawing every month for customers to enter, no purchase necessary, and they win \$100.00 to \$200.00. It's our own idea for the Pot of Gold and we've been doing it since December 1996, we have had several winners win more than once. We have the winner and an employee take a

picture and it's put in the local newspaper and every customer says what they came in for and they all automatically give a testimonial about us. I've always had good public relations with the public, I love to tease and joke and have fun with them.

I put my employees and especially my technicians on a higher pedestal than they would themselves, it's a tough and complicated job they have to do and they get very little respect for it. You're always damned if you do and damned if you don't, and you're only as good as your last job. I feel our industry needs to be more professional and prouder of what we do because we're no different than the doctor that works on us, except for the pay.

Our corporate vision has always been to be a beacon for everyone around to be the best shop in town and surrounding areas. The most positive shop around, the most honest shop around, the busiest shop around, and the shop with the best technicians. Every customer that comes through our doors is our boss and I want them back, their family, and their friends.