



580 S. MAIN STREET

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**MT. ANGEL OWNER/USER OR INVESTMENT OPPORTUNITY**

**590 / 570 / 580  
SOUTH MAIN STREET**

MT. ANGEL, OREGON / MARIAN COUNTY

**NEWMARK**

# OFFERING SUMMARY

ADDRESS	590, 570 and 580 S Main Street, Mt. Angel, Oregon 97362
COUNTY	Marian County
TOTAL SIZE	9,471 RSF (1.51 acres) across three single buildings
PRICE	\$1,500,000 (\$158.38 PSF)
YEAR BUILT	1998
ZONING	Public (P) Zoning and Semi-Public use

## HIGHLIGHTS

-  Three free standing buildings with well-maintained landscaping
-  Perfect for group living arrangement (rehabilitative housing, nursing home medical clinics, private schools and branch educational facilities, and shelter care). *\*Any overnight group-living arrangement must be owned/operated in conjunction with a religious affiliated group. This affiliation can be removed via a change of use.*
-  Building systems are in excellent working condition
-  Centrally located on Main Street and near Benedictine Sisters, services, and restaurants
-  570 & 580 are leased to a religious affiliated home-based care provider, generating \$150,000 in annual rent on a three (3) year term. This provides any owner/user a compelling opportunity to phase growth around the existing lease, while benefiting from near-term vacancy and longer term optionality.



# PARCEL DESCRIPTION



**590 / 570 / 580  
SOUTH MAIN STREET**

580: LEASED - A home health office with income in place with a right to terminate.

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590: A former childcare as the Northern most building with a nice, enclosed play area.



# THE BUILDINGS



**590 SOUTH MAIN STREET**

A former childcare as the Northern most building with a nice, enclosed play area.



**570 SOUTH MAIN STREET**

Both 570 and 580 are leased to a healthcare tenant with income in place with the right to terminate.



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# AMENITIES AERIAL

## FOOD & BEVERAGE

1. El Caproal
2. Mt Angel Sausage Company
3. Pub 210 East
4. Bing's Happy Garden
5. Tiny's Tavern
6. Yobis Tacos
7. Maricaros Tacos
8. Bierhaus
9. Burger Time
10. Chick Skape Coffee Shop
11. Benedictine Brewery

## SERVICES

1. Mt. Angel Fire Department
2. Mt Angel Public Library

## SCHOOLS & INSTITUTIONS

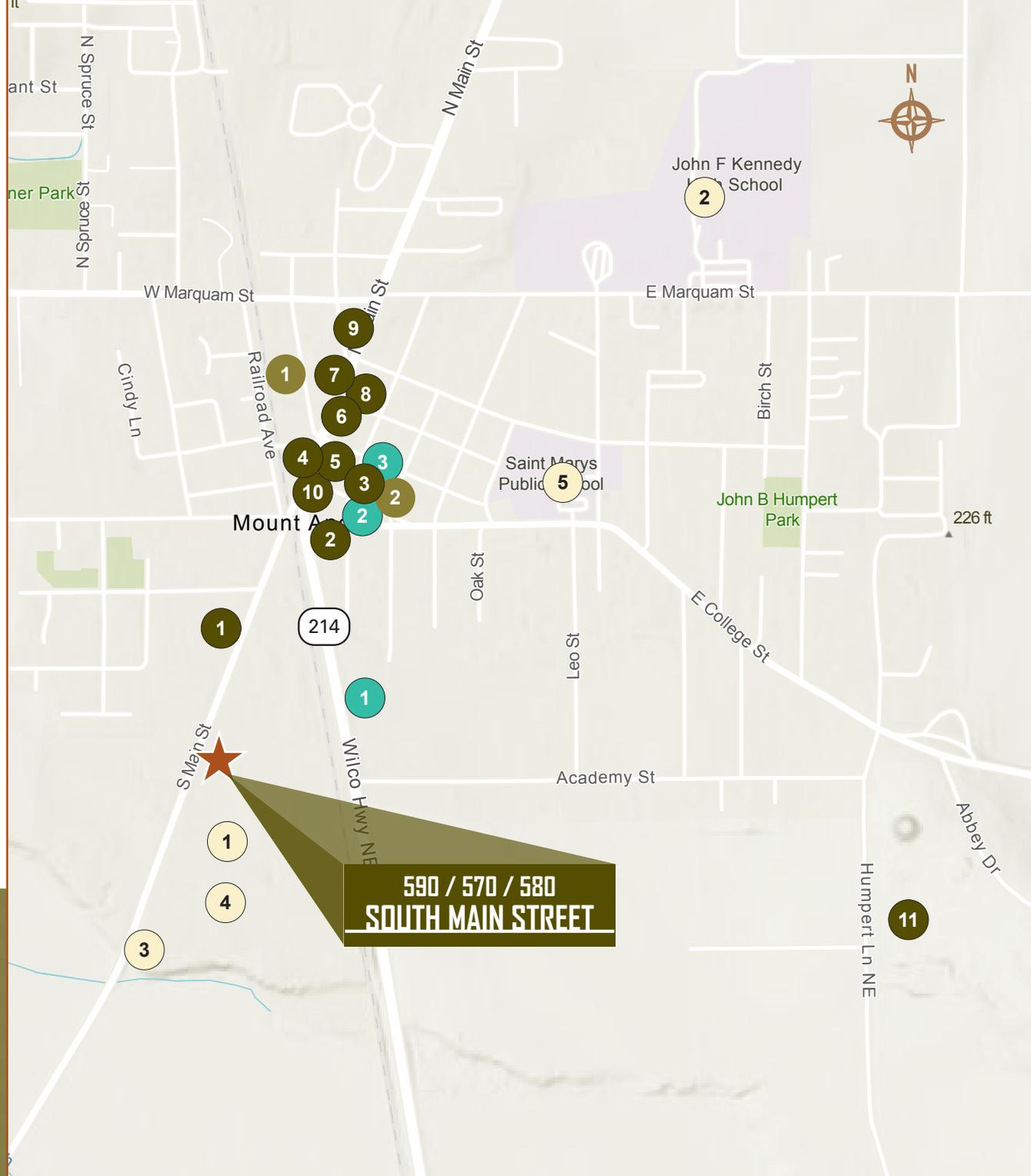
1. Benedictine Sisters Monastery
2. John F. Kennedy High School
3. Father Bernard Youth Center
4. Chesterton Academy of WV
5. St. Mary's Public School

## ARTS & ENTERTAINMENT

1. Mt Angel Festhalle
2. Mt. Angel Oktoberfest
3. Mt Angel Theater Studio

## DRIVE TIMES

Silverton	10 minutes
Woodburn	15 minutes
Salem	30 minutes
Portland	55 minutes



# MT. ANGEL OVERVIEW

## Bavarian Charm in the Heart of the Willamette Valley

Mt. Angel, located in Oregon's Willamette Valley, is famous for its annual Oktoberfest and the historic Benedictine Sisters of Mt. Angel Monastery. Each year, Oktoberfest draws hundreds of thousands of visitors for its beer and wine gardens, sports events, arts and crafts, local market, traditional dinners, and lively entertainment.

Founded in 1882, the Benedictine Sisters are the heartbeat of Mt. Angel and serve as teachers, counselors, chaplains, and artisans. They sponsor the Shalom Prayer Center and the St. Joseph Shelter, supporting the community through education and outreach.



# DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	3,664	4,522	16,728
HOUSEHOLDS	1,223	1,474	5,833
AVERAGE HH INCOME	\$69,197	\$74,763	\$90,375

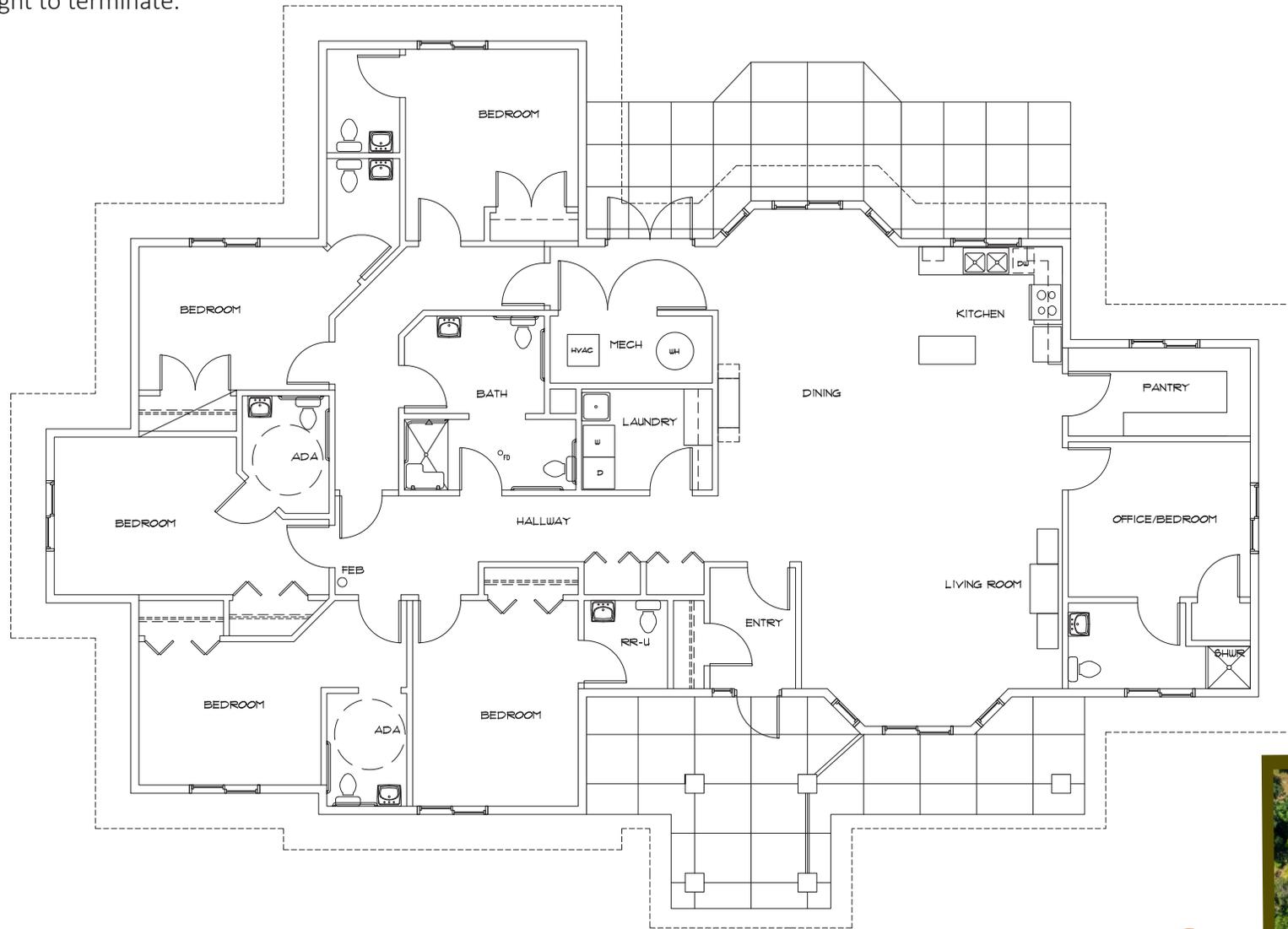
# PARCEL MAP



**590 / 570 / 580  
SOUTH MAIN STREET**

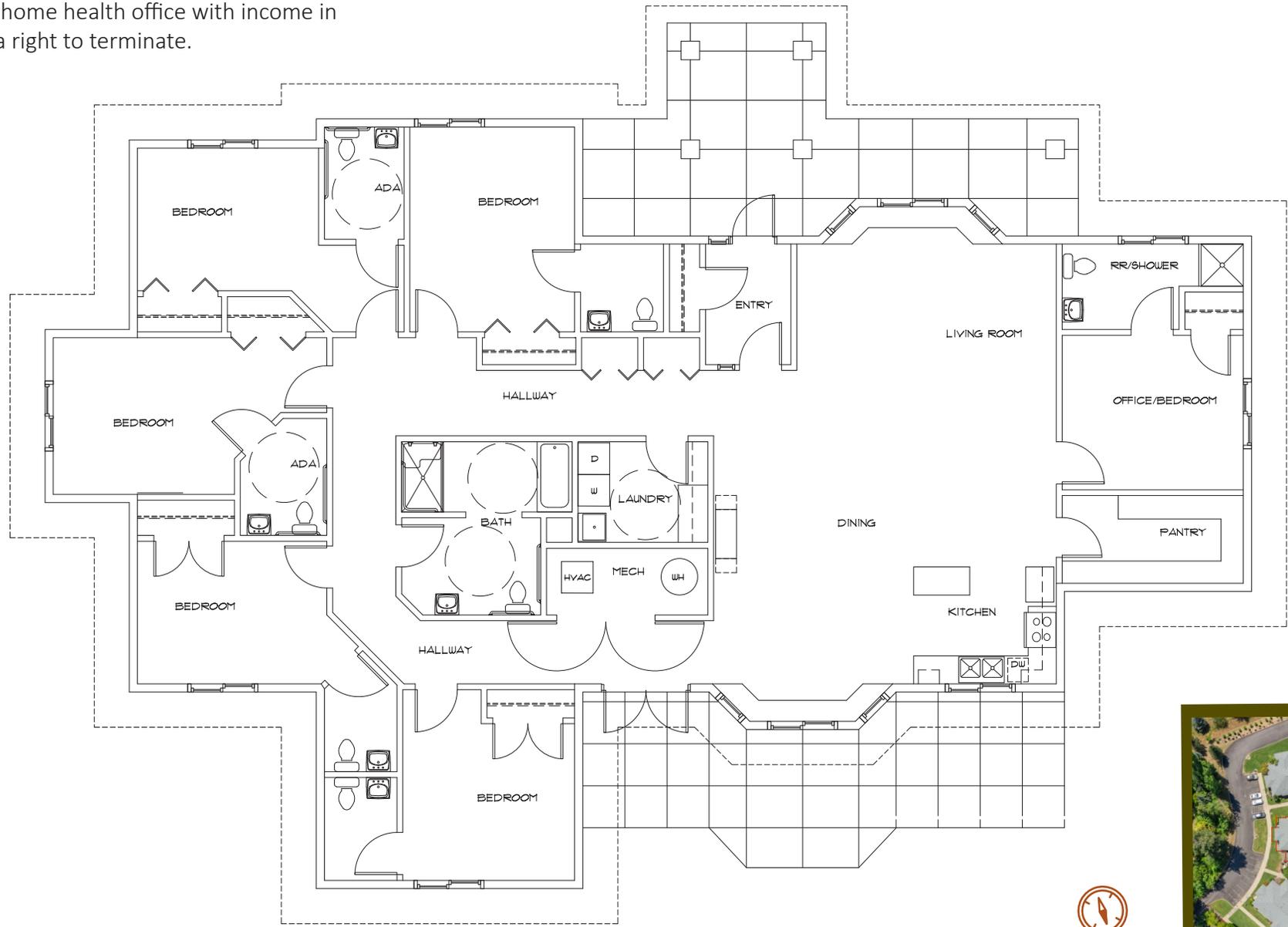
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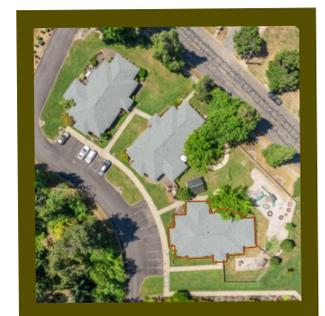
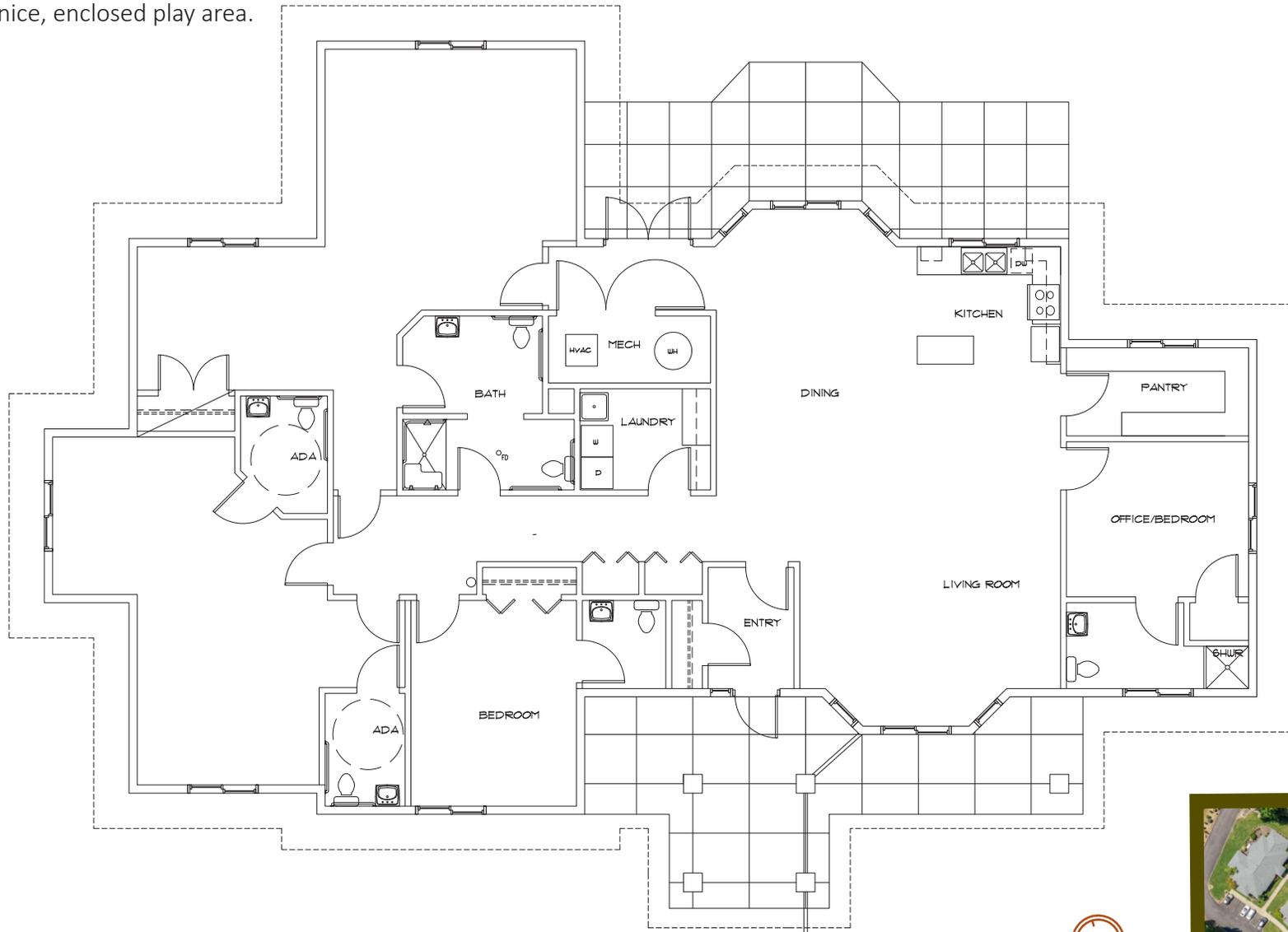
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