

# Professional Office Building

## OFFERING MEMORANDUM

206 Northeast 7th Street  
Grants Pass, OR 97526



MELISSA HAYES, COMMERCIAL BROKER

melissa@horizoncommercialrealty.com  
0: (541) 450-4442 C: (206) 914-4470  
[www.horizoncommercialrealty.com](http://www.horizoncommercialrealty.com)

HORIZON  
Commercial Realty Group



Keller Williams Realty Southern Oregon

# The Offering New Price!

206 Northeast 7th St, Grants Pass, OR 97526

Conveniently located in the Grants Pass CBD, this versatile and well-maintained single level professional office building offers multiple conference rooms, large windows for plenty of natural light, and flexible spaces suitable for a variety of professional uses. The property includes 16 on-site parking and excellent signage.

## ***SINGLE STORY PROFESSIONAL OFFICE BUILDING OWNER-USER***

<b>Price</b>	\$749,000
<b>Price/SF</b>	\$160.87
<b>Total SF</b>	4,656
<b>Market</b>	Southern Oregon
<b>Sub-Market</b>	Grants Pass
<b>County</b>	Josephine
<b>Zoning</b>	Central Business District
<b>Total Acres</b>	0.22
<b>Total Parcels</b>	3
<b>Intersection</b>	F & 7th Street
<b>Utilities</b>	City
<b>Parking Ratio</b>	3.44:1000
<b>Building Class</b>	B

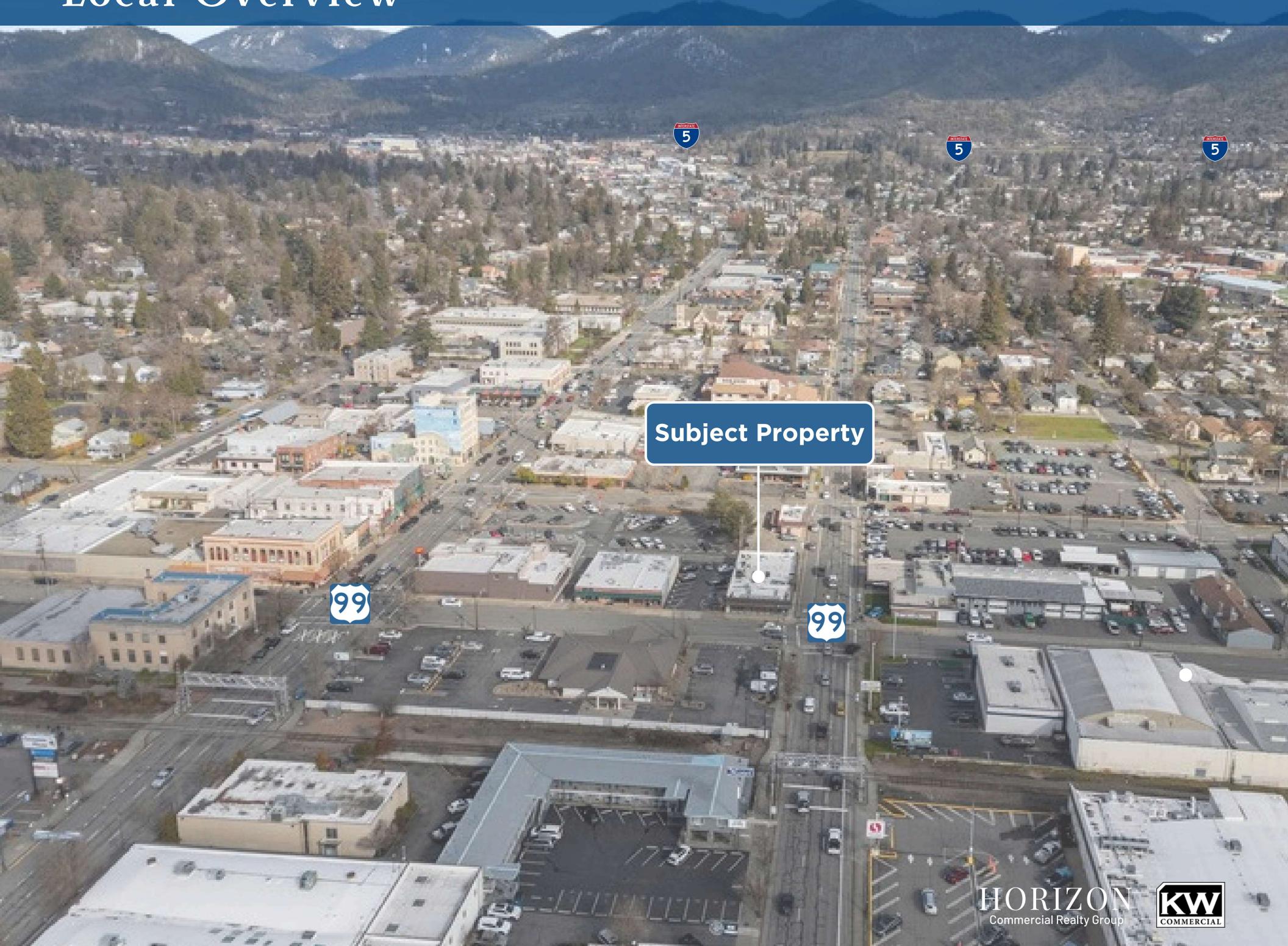


**HORIZON**  
Commercial Realty Group



# Local Overview

206 Northeast 7th St, Grants Pass, OR 97526



HORIZON  
Commercial Realty Group

**KW**  
COMMERCIAL

# Site Overview

206 Northeast 7th St, Grants Pass, OR 97526

## PARCEL 1:

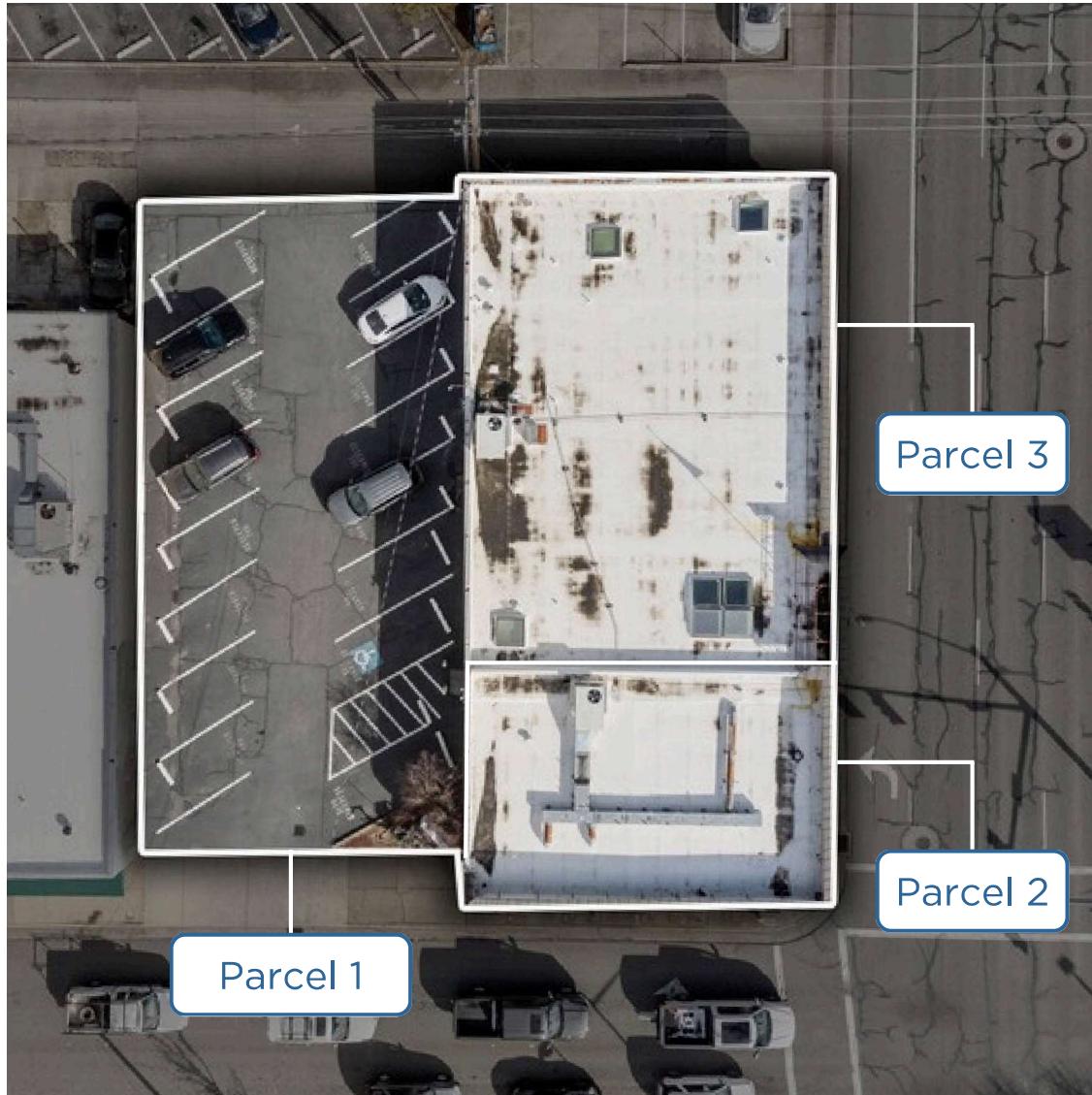
APN	R310400
Acreage	0.11
Facility Use	Parking Lot
Taxes 2024	\$1,525.51

## PARCEL 2:

APN	R310402
Acreage	0.03
Facility Use	Professional Office
Taxes 2024	\$1,737.11

## PARCEL 3:

APN	R310401
Acreage	0.08
Facility Use	Professional Office
Taxes 2024	\$4,393.65

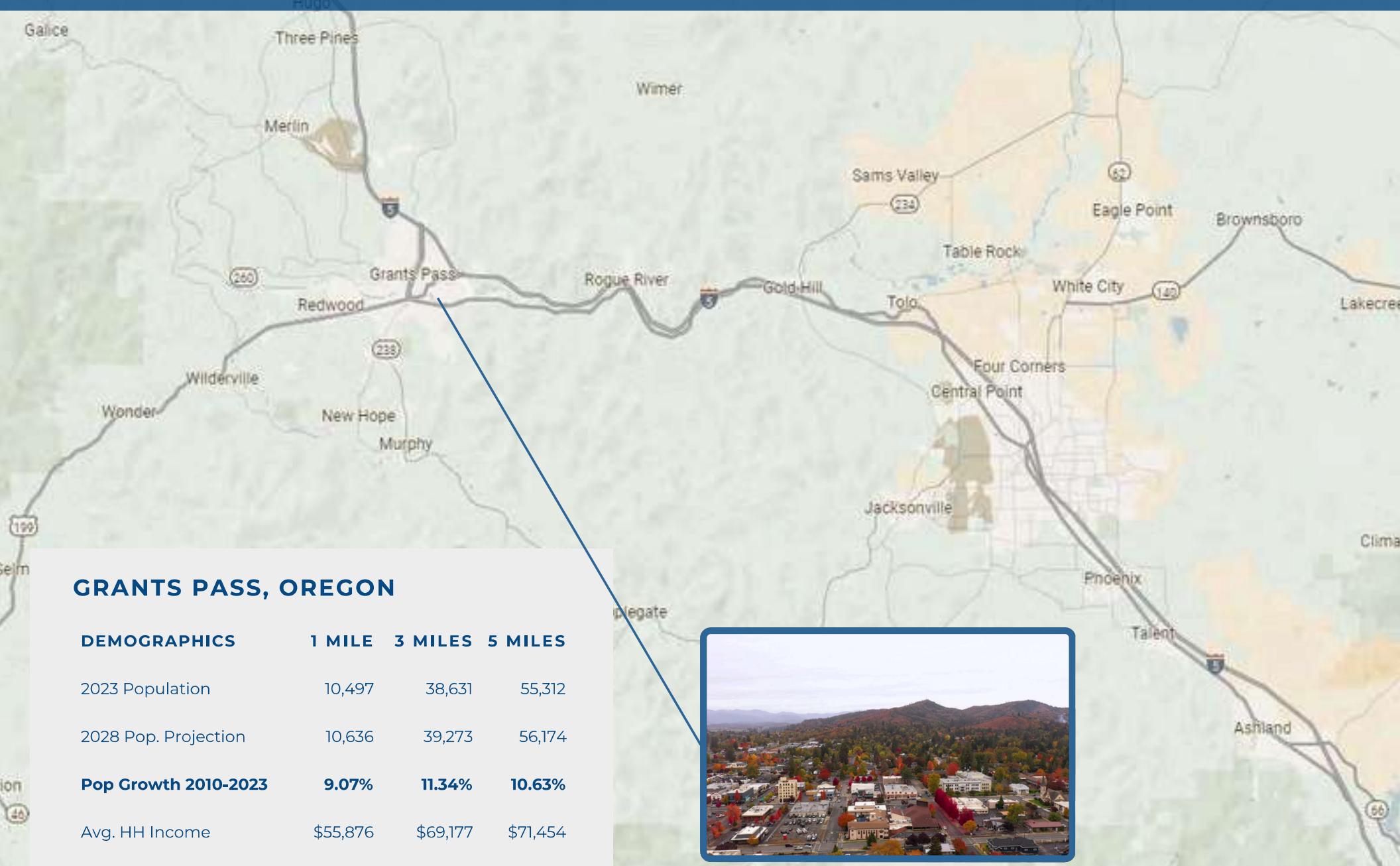


## PRIME LOCATION

Within blocks of Historic Downtown Grants Pass shops and services, this prime location offers excellent signage and visibility along 7th Street and easy access to major thoroughfares, including I-5 and U.S. Route 199.

# Demographics

Shady Cove  
206 Northeast 7th St, Grants Pass, OR 97526



HORIZON  
Commercial Realty Group



# Site Overview

206 Northeast 7th St, Grants Pass, OR 97526

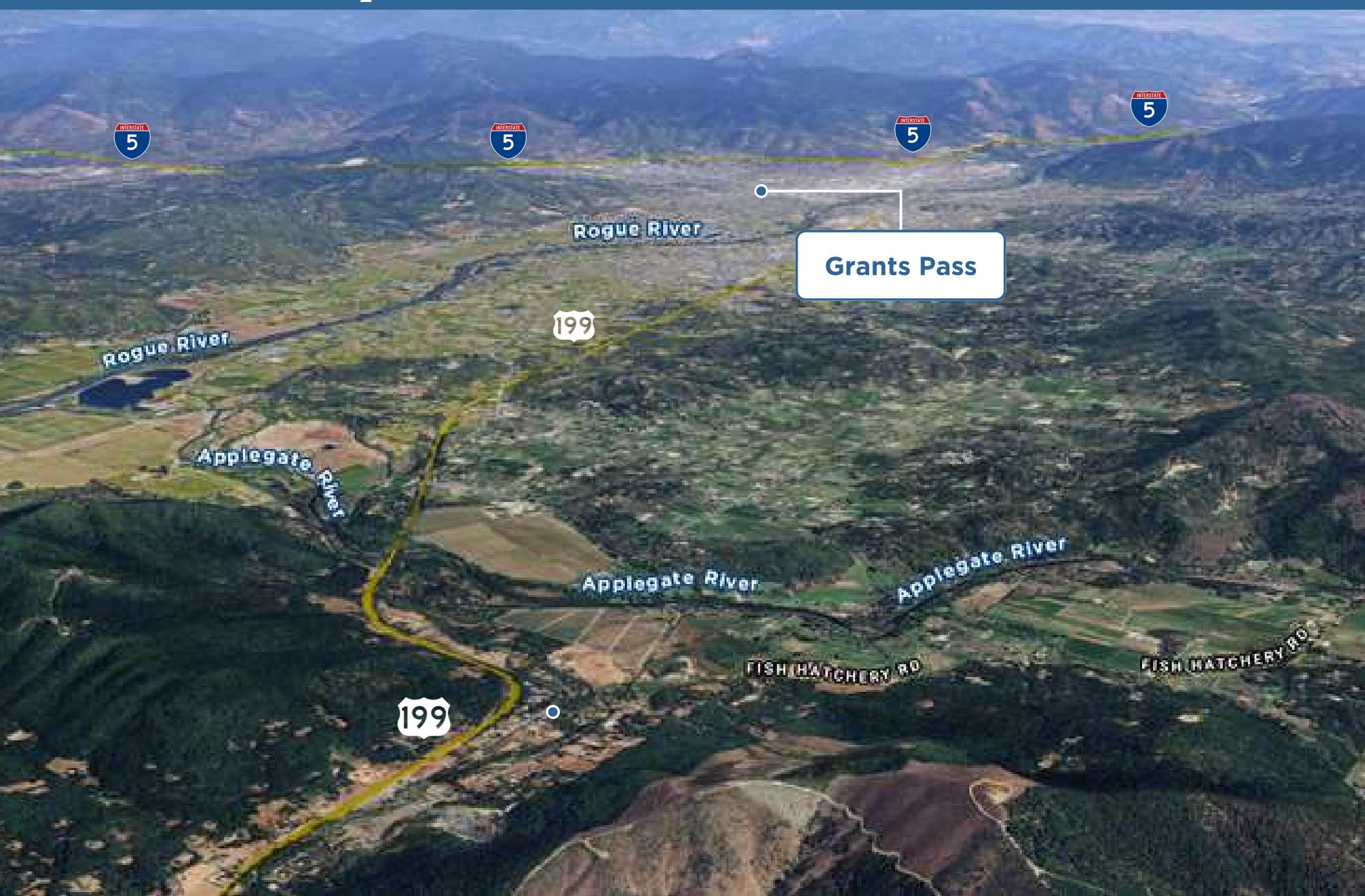


HORIZON  
Commercial Realty Group



# Location Map

206 Northeast 7th St, Grants Pass, OR 97526

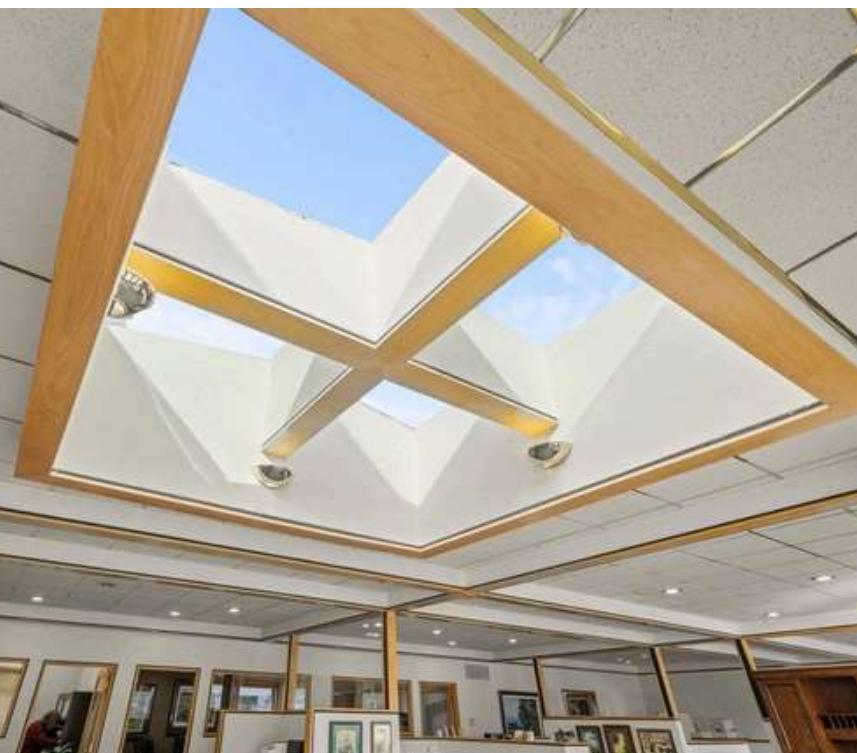


**HORIZON**  
Commercial Realty Group



# Foyer & Reception Areas

206 Northeast 7th St, Grants Pass, OR 97526



HORIZON  
Commercial Realty Group



# Conference & Work Space

206 Northeast 7th St, Grants Pass, OR 97526



HORIZON  
Commercial Realty Group



# Upgrades and Amenities

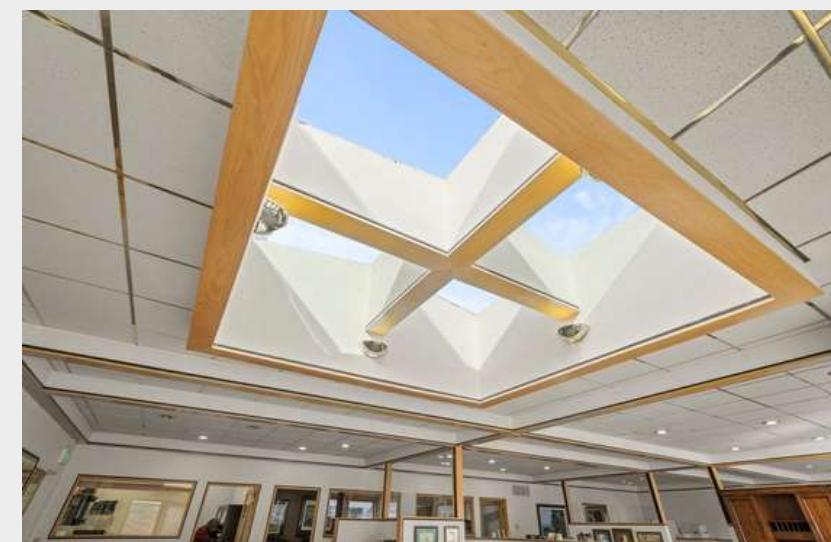
206 Northeast 7th St, Grants Pass, OR 97526



- **2020 - REPLACED TWO GAS FURNACES**
- **2022 - NEW ROOF**



- **MARQUEE SIGNAGE**
- **KITCHENETTE**
- **TWO RESTROOMS**
- **FOUR SKYLIGHTS**

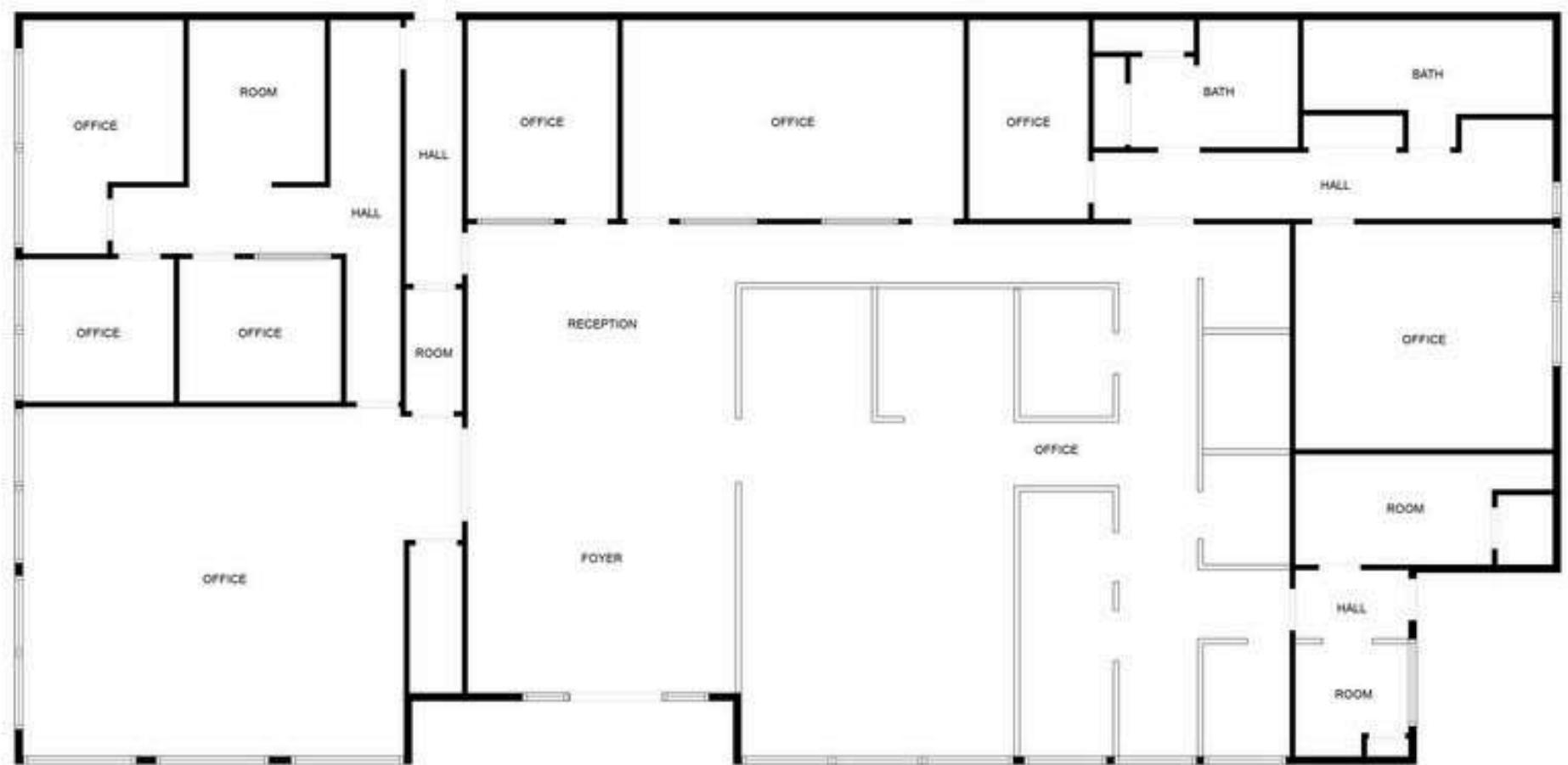


**HORIZON**  
Commercial Realty Group



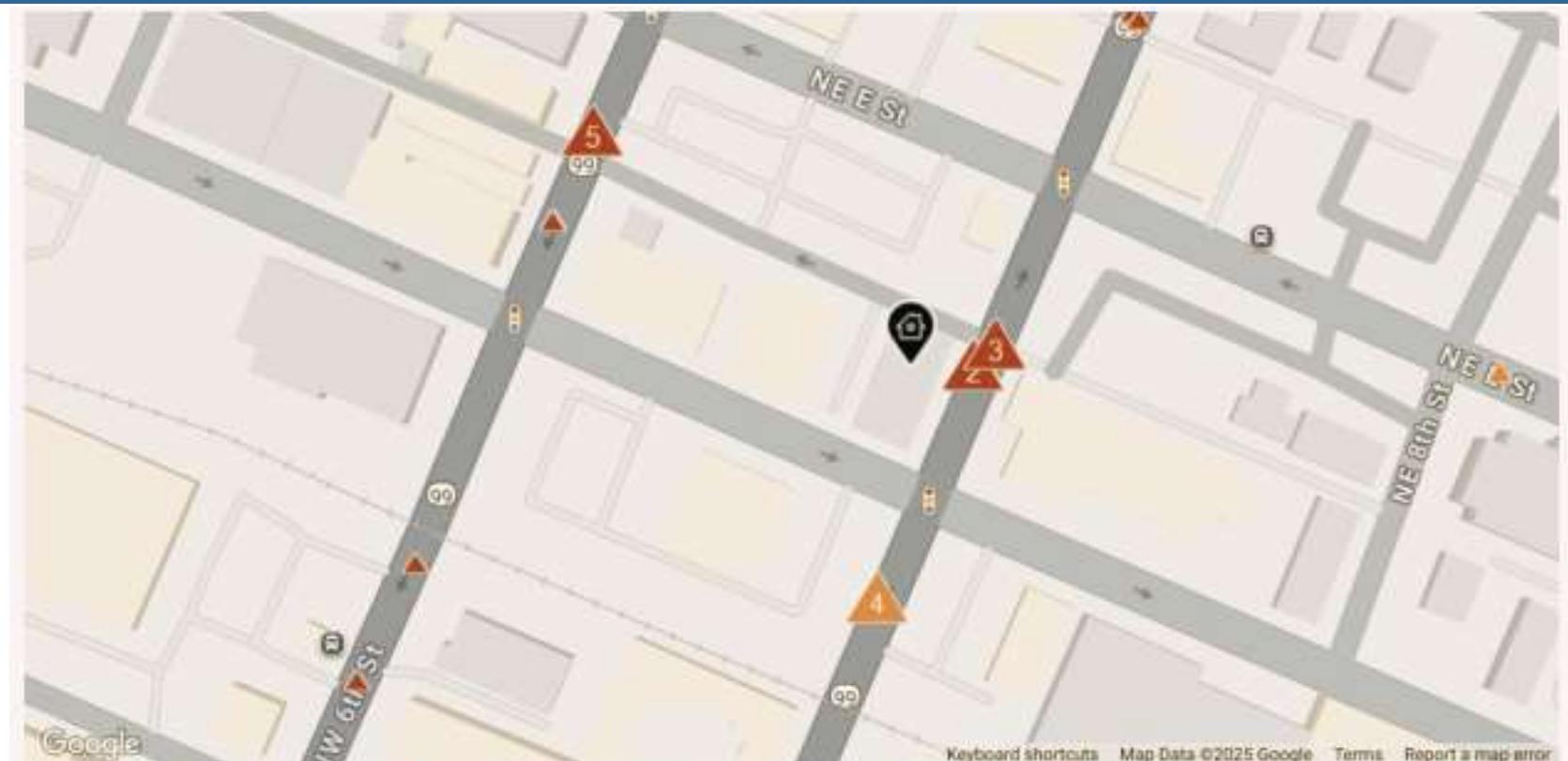
# Floor Plan

206 Northeast 7th St, Grants Pass, OR 97526



# Daily Traffic Counts

206 Northeast 7th St, Grants Pass, OR 97526



**1**  
**14,814**

2022 Est. daily traffic counts

Street: Northeast 7th Street  
Cross: NE F St  
Cross Dir: SW  
Dist: 0.02 miles

**2**  
**16,552**

2021 Est. daily traffic counts

Street: Northeast 7th Street  
Cross: NE Midland Ave  
Cross Dir: S  
Dist: 0.03 miles

**3**  
**15,218**

2024 Est. daily traffic counts

Street: NE 7th St  
Cross: NE F St  
Cross Dir: SW  
Dist: –

**4**  
**11,400**

2024 Est. daily traffic counts

Street: Northeast 7th Street  
Cross: –  
Cross Dir: –  
Dist: –

**5**  
**16,562**

2024 Est. daily traffic counts

Street: NE 6th St  
Cross: NW E St  
Cross Dir: NE  
Dist: –

# Disclosures

All materials and information received or derived from KW Commercial, its directors, officers, agents, advisors, affiliates, and/or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial, its directors, officers, agents, advisors, or affiliates, makes any representation or warranty, express or implied, as to the accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations, including through appropriate third-party independent professionals selected by such party. The party should verify all financial data, including obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws