

OFFICE / EVENT / RETAIL

DOWNTOWN MCMINNVILLE COMMERCIAL BUILDING

118-120 NORTHEAST 4TH STREET, MCMINNVILLE, OR 97128



FOR SALE

PRESENTED BY:

CAMERON SCHWAB

Oregon Licensed Commercial Broker

O: (503) 451-0745

C: (503) 442-4257

schwab@kwcommercial.com

201220872, Oregon

SCHWAB COMMERCIAL

7504 SW Bridgeport Rd

Portland, OR 97224



Each Office Independently Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

118 NORTHEAST 4TH STREET



OFFERING SUMMARY

PRICE:	\$1,500,000
BUILDING SF:	9,684
PRICE / SF:	\$154.89
FLOORS:	2 (2nd Floor on West End only)
LOT SIZE:	7,405 SF
ZONING:	C-3 Commercial

PROPERTY OVERVIEW

Commercial building in downtown McMinnville including office and event space. It is divided into two suites (divided with fire wall separation), and a buyer has the option to occupy one or both. Each suite is separately metered and has 3-phase / 200 amp service. The most recent tenant, a church, vacated in September of 2025.

The East End is an open event space, currently used as a church sanctuary.

The West End includes offices of various sizes, a lobby, two multi-stall bathrooms, and a commercial kitchen with an 8 ft fume hood and a floor drain.

The property does not include parking, but the current church user has an agreement with nearby businesses to use their parking lots on weekends.

PROPERTY HIGHLIGHTS

- Large event space with high ceilings
- Can be divided into two suites
- Sewer connection to 4th St
- 7-Year old metal roofs
- New exterior paint in 2021
- Approval for assembly for the East End Suite
- Vaulted ceiling in the East End Suite
- Between Baker St and Adams St, McMinnville's primary north and south arteries

GROUND FLOOR

118 NORTHEAST 4TH STREET



NE 4th St



SECOND FLOOR

118 NORTHEAST 4TH STREET



EVENT SUITE / EAST END - GROUND FLOOR

118 NORTHEAST 4TH STREET



OFFICE SUITE / WEST END - GROUND FLOOR

118 NORTHEAST 4TH STREET



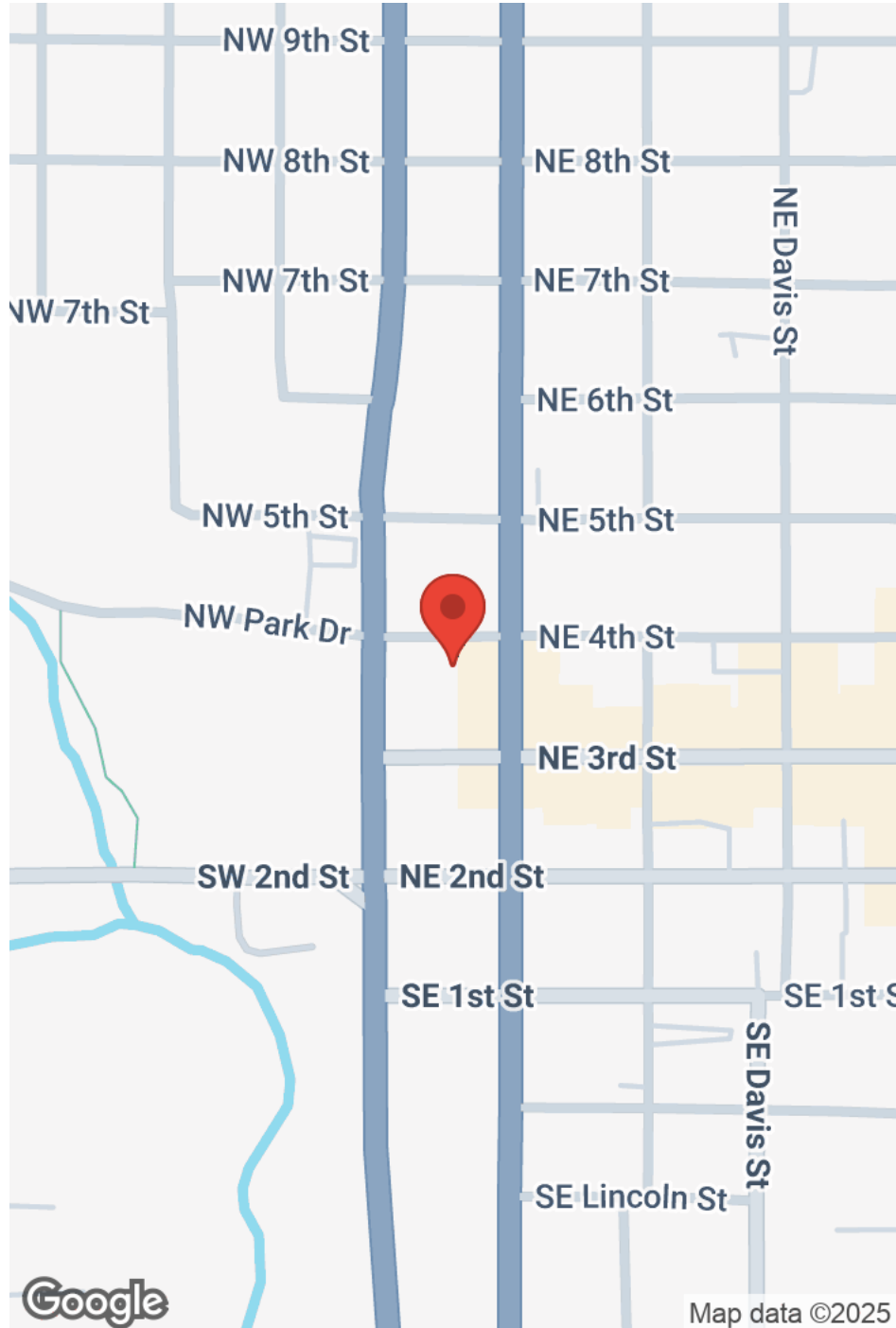
OFFICE SUITE / WEST END - SECOND FLOOR

118 NORTHEAST 4TH STREET

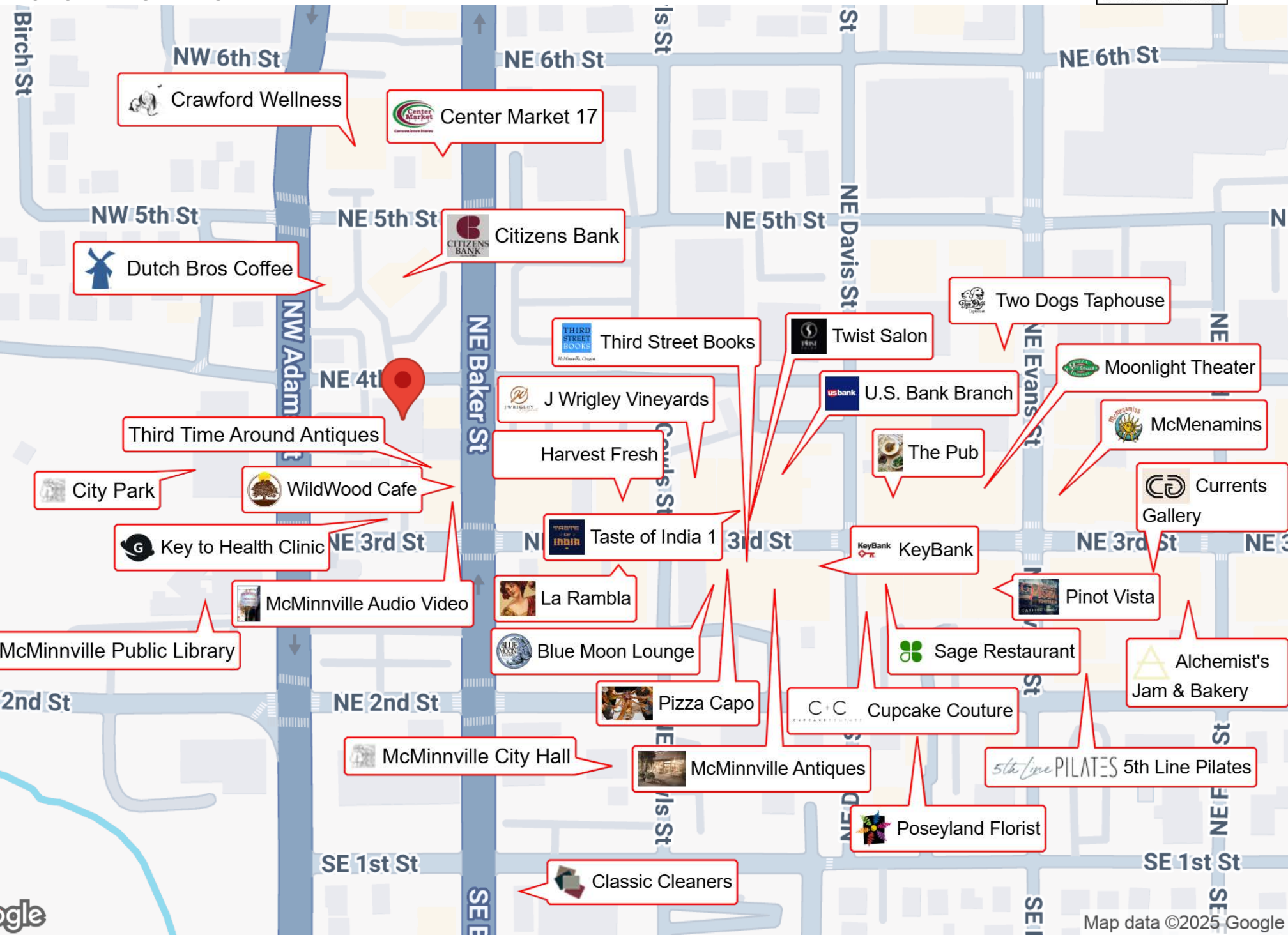


LOCATION MAPS

118 NORTHEAST 4TH STREET

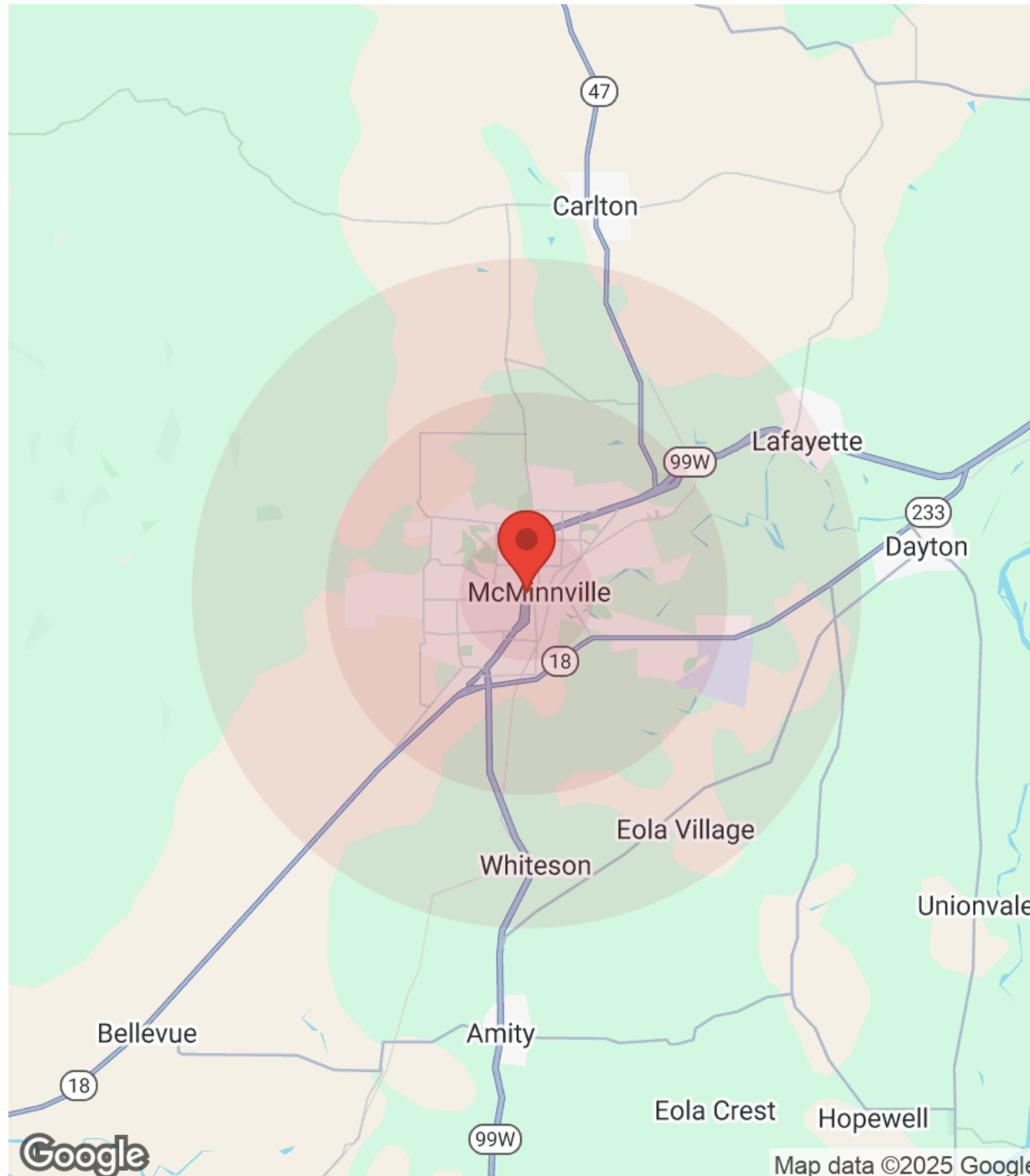


118 NORTHEAST 4TH STREET



DEMOGRAPHICS

118 NORTHEAST 4TH STREET



Population	1 Mile	3 Miles	5 Miles
Male	7,580	18,868	21,474
Female	6,570	17,846	20,373
Total Population	14,150	36,714	41,847

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,388	6,178	7,084
Ages 15-24	2,618	5,476	6,074
Ages 25-54	5,387	13,396	15,473
Ages 55-64	1,464	3,918	4,497
Ages 65+	2,292	7,746	8,719

Income	1 Mile	3 Miles	5 Miles
Median	\$68,470	\$73,644	\$74,277
< \$15,000	705	1,366	1,409
\$15,000-\$24,999	459	1,064	1,131
\$25,000-\$34,999	202	706	849
\$35,000-\$49,999	492	1,428	1,725
\$50,000-\$74,999	896	2,417	2,725
\$75,000-\$99,999	569	1,660	1,848
\$100,000-\$149,999	1,073	2,907	3,340
\$150,000-\$199,999	474	1,202	1,350
> \$200,000	209	950	1,145

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,425	14,562	16,488
Occupied	5,079	13,700	15,522
Owner Occupied	2,677	8,130	9,562
Renter Occupied	2,402	5,570	5,960
Vacant	346	862	966

DISCLAIMER

118 NORTHEAST 4TH STREET



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 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 own 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. All financial data should be verified by the party including by 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 that 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.

kw PORTLAND
PREMIERE
KELLERWILLIAMS REALTY
Each Office Independently Owned and Operated

PRESENTED BY:

CAMERON SCHWAB
Oregon Licensed Commercial Broker
O: (503) 451-0745
C: (503) 442-4257
schwab@kwcommercial.com
201220872, Oregon

SCHWAB COMMERCIAL
7504 SW Bridgeport Rd
Portland, OR 97224

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.