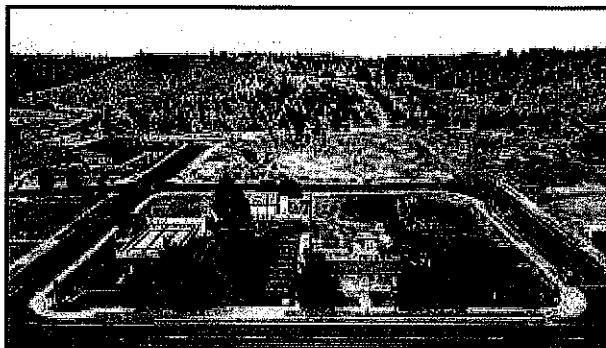


1-web-or-mls-01



10-web-or-mls-10



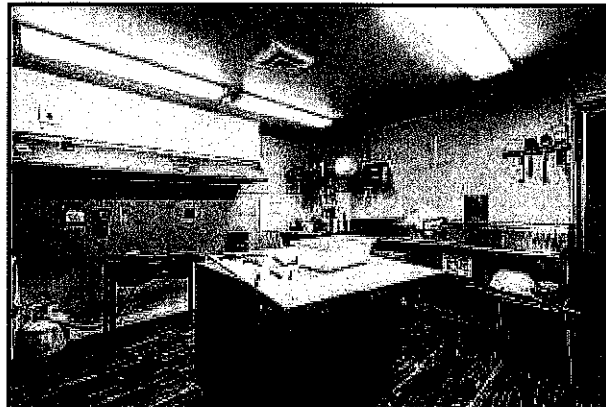
11-web-or-mls-11



12-web-or-mls-12



13-web-or-mls-13



14-web-or-mls-14



15-web-or-mis-15



16-web-or-mis-16



17-web-or-mis-17



18-web-or-mis-18



19-web-or-mis-19



2-web-or-mis-02



20-web-or-mls-20



21-web-or-mls-21



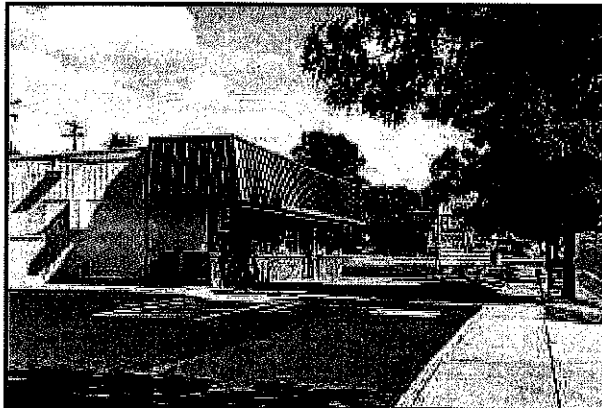
22-web-or-mls-22



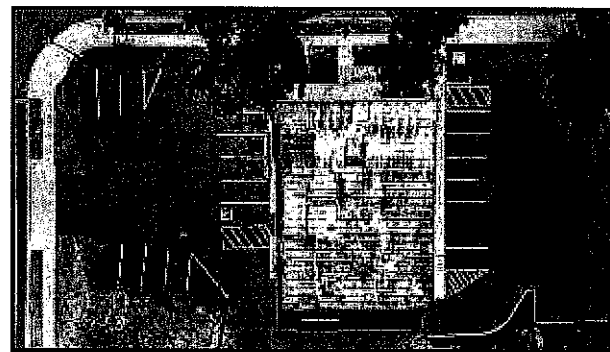
23-web-or-mls-23



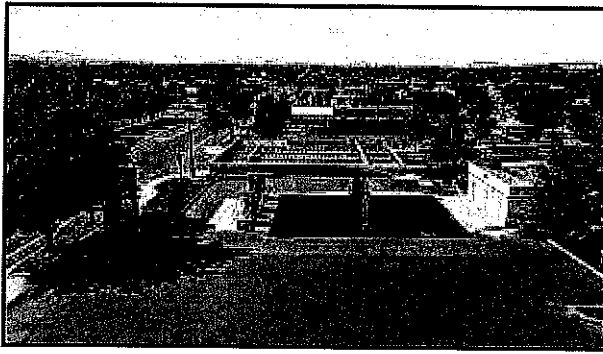
24-web-or-mls-24



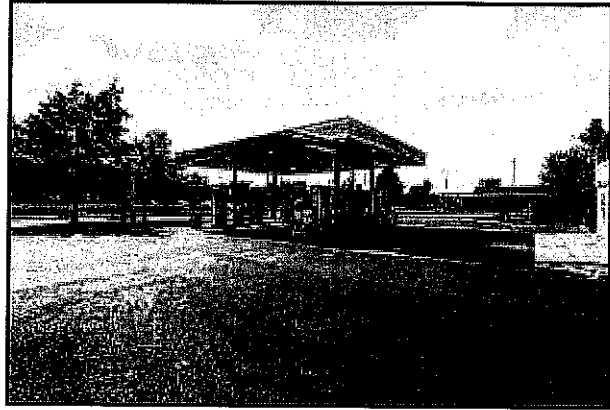
25-web-or-mls-25



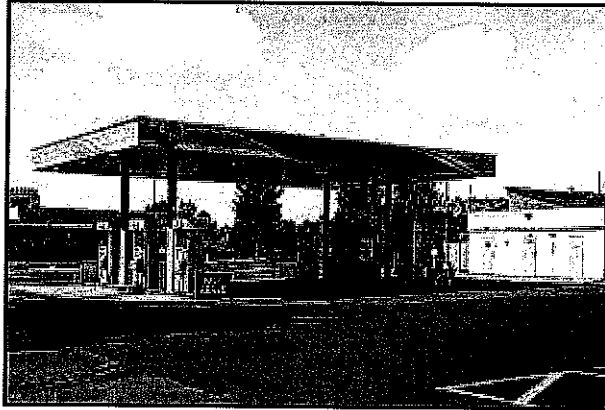
26-web-or-mls-26



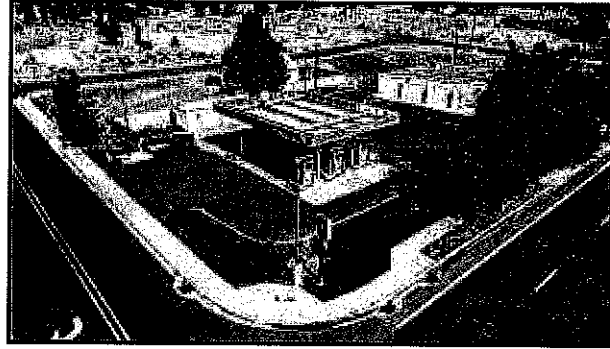
27-web-or-mls-27



28-web-or-mls-28



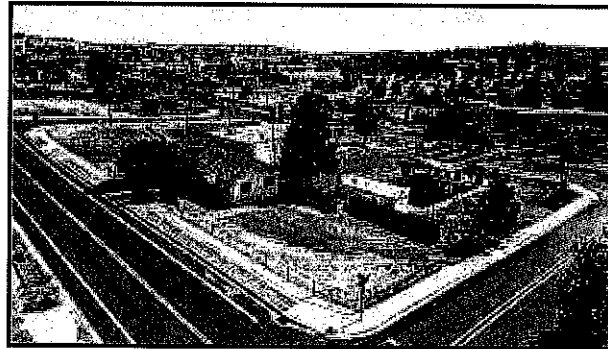
29-web-or-mls-29



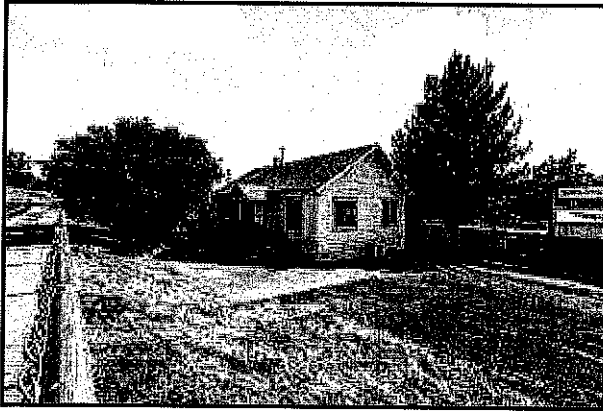
3-web-or-mls-03



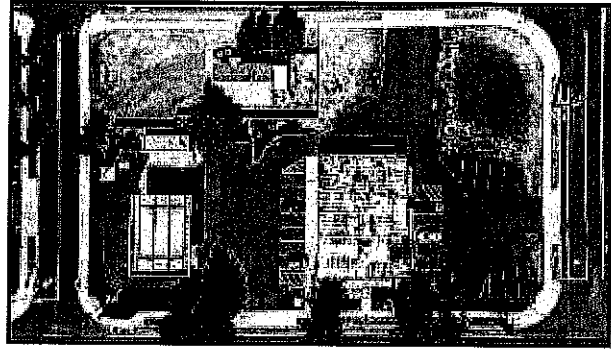
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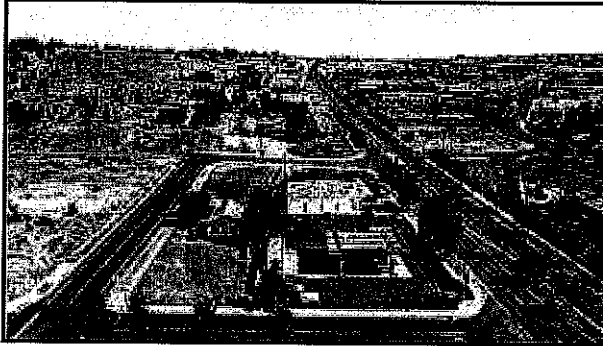
31-web-or-mis-31



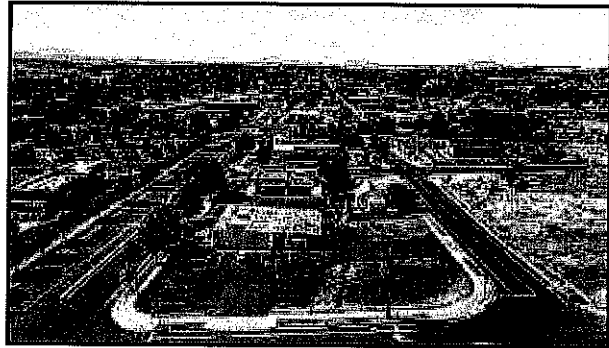
32-web-or-mis-32



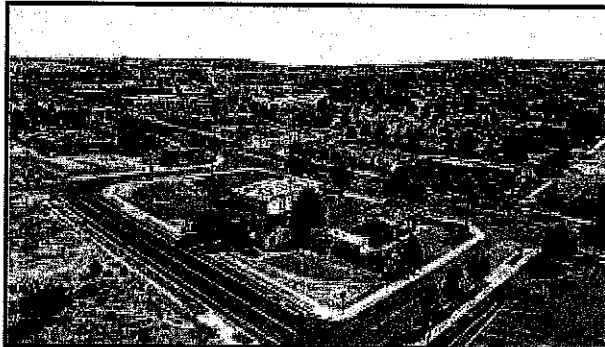
33-web-or-mis-33



34-web-or-mis-34



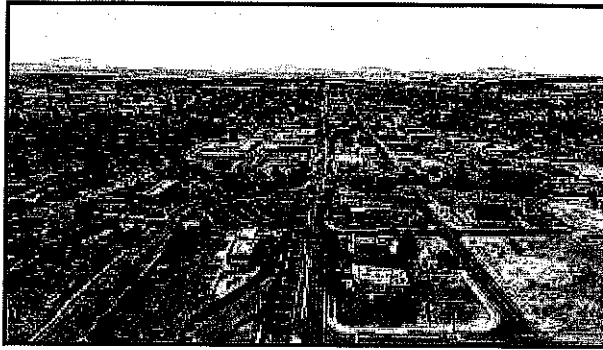
35-web-or-mis-35



36-web-or-mis-36



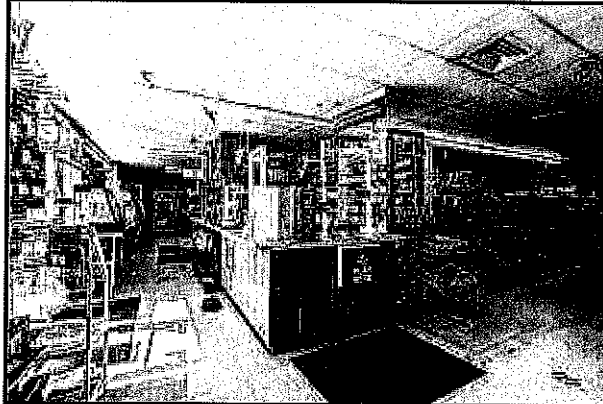
37-web-or-mis-37



4-web-or-mis-04



5-web-or-mis-05



6-web-or-mis-06



7-web-or-mis-07



8-web-or-mis-08





Commercial Sale MLS#220205617  
 268 N 5th Street  
 Madras, OR 97741  
 County: Jefferson  
 Section: Not Applicable  
 Cross Street: Poplar

Building Area Total:  
 6,524  
 Source: Assessor

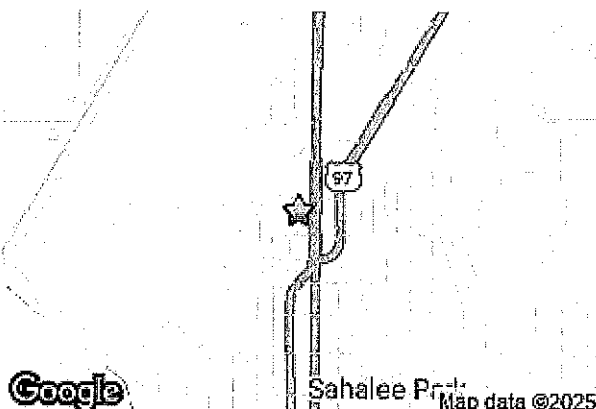
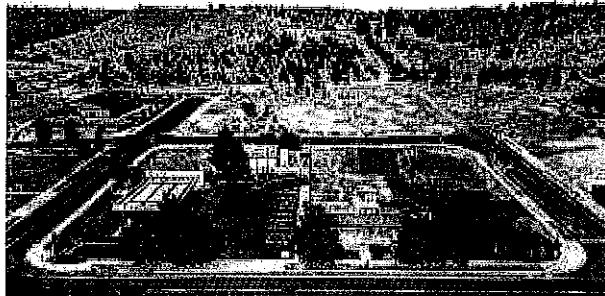
3  
 # of Units Total

\$2,700,000

Bar/Tavern/Lounge;  
 Convenience Store;  
 Gas Station  
 Business Type (AKA  
 Sub Type)

1968  
 Year Built

Active  
 DOM: 19 CDOM: 19



Parcel Number: 10226  
 Lot Size Square Feet: 53,143  
 Lot Size Acres: 1.22  
 Zoning: C1  
 Additional Parcels: Yes  
 Additional Parcels Description: 260 N 5th, 111302DA, TL#2901, 265 N 4th, 111302DA, LT#2902

**Public Remarks:** This property is one of the best commercial properties in Central Oregon. Over 30,000 cars a day pass. Easy traffic flows. The fueling station is leased for nine more years and was built in 1999 with 10 fueling stations. The convenience store is a perfect size with two built-in walk-in coolers and a deli. There is a busy pub with lottery machines in the back of the store. The convenience store has been in continuous operation since 1968! Across the street is one of the busiest McDonald's in all of the Northwest. The business opportunity and all of the fixtures are included in the sales price. The inventory is to be purchased outside of closing. This is a turn-key operation ready for a new owner. Small rental house is also included. The lot is three tax lots totaling 53,143 square feet. There is room for more retail growth. Seller is owner of the property.

**Directions:** Just North of the North Madras intersection of highway 97 and 26.

General Property Information	Interior Information	Business Information
<b>CC&amp;R's:</b> No <b>Tax Annual Amount:</b> \$16,944.00 <b>Tax Year:</b> 2024 <b>Tax Lot:</b> 2902 <b>Tax Map Number:</b> 111302DA <b>Potential Tax Liability:</b> No <b>Assessment:</b> No <b>Special Assessments:</b> None <b>Government Overlay:</b> Urban Renewal <b>Inclusions:</b> fixtures, equipment <b>Exclusions:</b> inventory, gas pumps <b>Additional Features:</b> 3 Phase Electric; ADA Comply; Common Area; Kitchen; Separate Electric Meters; Separate Gas Meters; Separate Water Meters; Tanks in Ground <b>Miscellaneous Information:</b> Backup Package Available: Yes	<b>Cooling:</b> Central Air; Heat Pump <b>Heating:</b> Electric; Heat Pump; Natural Gas <b>Interior Features:</b> Laminate Counters <b>Flooring:</b> Tile <b>Window Features:</b> Aluminum Frames <b>Structure Type:</b> House; Retail <b>Lot Features:</b> Landscaped; Level; Sprinklers In Front <b>Lot Size Acres:</b> 1.22 <b>Other Structures:</b> Guest House <b>Parking Details:</b> Parking: Yes; # of Parking Spaces: 20; # of Other Parking: 20; # of Carports: 0; Vehicles/Average Daily Traffic: 30,000 <b>Parking Features:</b> Asphalt <b>Road Frontage Type:</b> Shared Access <b>Road Surface Type:</b> Paved <b>View:</b> City; Neighborhood; Territorial	<b>Business Included?:</b> Yes <b>Business is a Franchise:</b> No <b>Business Name:</b> Ahern' Quick Stop <b>Hours of Operation Description:</b> 24 <b>Inventory List Attached:</b> No <b>Inventory Value:</b> 30,000 <b>Labor Information:</b> Non-Union <b>Number of Full Time Employees:</b> 2 <b>Number of Part Time Employees:</b> 1 <b>Seller to Provide Training:</b> No <b>Year Business Established:</b> 1968 <b>Years Business Owned by Current Owner:</b> 17 <b>Tenant Pays:</b> Insurance; Repairs; Water <b>Leased Components:</b> Call listing agent for lease on gas station and house. <b>Unit 1:</b> Unit #: 265; Tenant Name: Byrnes Oil Company; Square Footage: 360; Monthly Rent: 1,069; Rent Escalators: Yes; Option to Extend: No; Status: Leased <b>Unit 2:</b> Unit #: 265 4th; Tenant Name: tenant; Square Footage: 1,016; Monthly Rent: 1,375; Rent Escalators: Yes; Option to Extend: Yes; Status: Leased
Listing Office Information	Listing/Contract Information	Construction
	<b>Original List Price:</b> \$2,700,000 <b>List Price per SqFt:</b> \$413.86 <b>Listing Contract Date:</b> 07/10/2025 <b>Listing Terms:</b> Cash; Owner Will Carry <b>Preferred Escrow Company &amp; Officer:</b> Western Title, Madras <b>Special Listing Conditions:</b> Standard	<b>New Construction:</b> No <b>Levels:</b> One <b>Common Walls:</b> No Common Walls <b>Construction Materials:</b> Block; Frame <b>Basement:</b> None <b>Foundation Details:</b> Slab <b>Power Production:</b> None <b>Utilities:</b> Cable Available; Electricity Connected; Natural Gas Connected; Phone Available <b>Roof:</b> Composition <b>Sewer:</b> Public Sewer <b>Water Source:</b> Public; Water Meter

Listing courtesy of:

Mike C. Ahern License:200202246  
 eXp Realty, LLC  
 Bend, OR 97701