



PUBLISHED RESERVE: \$595,000

LAST ASKING: \$690,000

SIZE: 16,455± Square Foot Building on 12,000± Square Foot Site

ZONING: C-3

PROPERTY INSPECTION DATES and TIMES:

Wednesday, April 17	11:00 a.m. to 1:00 p.m.
Saturday, April 20	10:00 a.m. to 12:00 p.m.
Sunday, May 5	10:00 a.m. to 12:00 p.m.

**FINANCING:** Subject to Seller's approval of Purchaser's credit: A 25% down payment with the balance secured by a first deed of trust, amortized over 25 years at 6% interest, all due and payable at the end of 5 years.

**DESCRIPTION:** This three-story, 16,455± square foot multi-tenant office building is located at the corner of NE Fifth and NE Evans Streets, by the Yamhill County Courthouse and the Board of Commissioners offices, and is a potential mixed-use redevelopment opportunity for offices, studio apartments or work/live units. The General Commercial (C-3) zoning allows mixed uses. It is within a few blocks of McMinnville's historic downtown district with McMenamins Hotel Oregon, along with quaint boutiques, wineries, unique shops and restaurants. The Farmer's Market is located nearby and McMinnville was recently rated second best "Foodie Town" in America by *Bon Appetit* magazine. McMinnville is located in the heart of Willamette Valley's wine country, midway between Portland and the Oregon Coast.



Corner of N.E. 5th and N.E. Evans Streets