



PUBLISHED RESERVE: \$525,000

LAST ASKING PRICE: \$550,000

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

ZONING: C-3

PROPERTY INSPECTION:

Date	Time
Monday, April 28	12:00 noon to 2:00 p.m.
Saturday, May 10	10:00 a.m. to 12:00 noon

FINANCING: Subject to Seller's approval of Purchaser's credit:

Term: 15 to 20 year full amortizing loan

Loan to Value: Loan to be appraised or cost value, whichever is less, not to exceed 65%

Rate: Federal Home Loan Bank fixed rate index plus 3% adjustable every 5 years with a floor rate of 5.5%

Fees: 1% plus usual customary third party costs

DESCRIPTION: This three-story, 16,455± square foot multi-tenant office building is located at the corner of NE Fifth and NE Evans, by the Yamhill County Courthouse and the Board of Commissioners offices, and is a potential mixed-use redevelopment opportunity for offices, studio apartments, work/live units or private school. The General Commercial (C-3) zoning allows mixed uses. It is within a few blocks of McMinnville's Historic Downtown District which has McMenamins Hotel Oregon, along with quaint boutiques, wineries, unique shops

