

# EASTERN OREGON PORTFOLIO AUCTION

No Starting Bids and No Hidden Reserves!

**Seller Reduces Portfolio Price to \$400,000!**

*29,500± Square Foot Commercial Building Complex with Card Lock Fueling Facility, on 1.7± Acre Site, and Two Additional Development Parcels*

*Milton-Freewater, Oregon*



*Strategic location to growing wine industry in Walla Walla Valley, and within thirty minute drive of I-84, and Pendleton*

• 29,500± square foot building complex on 1.7± acre site	\$300,000
• 21,206± square foot development parcel	\$60,000
• 18,295± square foot development parcel	\$40,000

**SEALED BIDS DUE OCTOBER 27, 2017**



Auction Property:	#300 - 29,500± square foot Building Complex	#301 - 21,206± square foot Development Parcel	#302 - 18,295± square foot Development Parcel
Published Reserve:	\$300,000*	\$60,000*	\$40,000*
Last Asking:	\$512,299	\$70,782	\$45,735
Size:	29,500± square feet of improvements on 1.7± acres	21,206± square feet	18,295± square feet
Zoning:	I-M (Industrial Manufacturing)	I-M (Industrial Manufacturing)	C-1 (Commercial)
Property Inspection:	By Appointment Only – Call Auction Information Office	At Any Time	At Any Time
Financing:	Short-term seller financing available for bulk purchase of Auction Properties 300, 301, and 302. Also available for Auction Property 300, only		

\*Sales of Auction Properties 300, 301 and 302 are subject to total bids in the aggregate to equal, or exceed, \$400,000

### THE OPPORTUNITY

This surplus corporate real estate portfolio, located along E. Broadway, has excellent access to Highway 11 north to near-by Walla Walla, Washington, and south to I-84 and Pendleton. It had been used by Pendleton Grain Growers for its Milton-Freewater retail and wholesale operations which had included warehouse, yard storage and cardlock fuel facility.



Milton-Freewater, in the heart of Walla Walla Valley and its growing wine industry, is surrounded by orchards and wheat fields. The newest American Viticulture Area, Rocks District, was established near Milton-Freewater in 2015. Watermill Winery and Blue Mountain Cider Company is located near the property, along E. Broadway. A portion of property adjacent to Auction Property 300 has been proposed by the City of Milton-Freewater for a wine incubator production facility.

The portfolio is comprised of a 29,500± square foot complex on a 1.7± acres full block, and two additional development sites along E. First Street of 21,206± and 18,295± square feet having industrial and commercial zoning.

The Seller has established a **Portfolio Published Reserve of \$400,000** for all three properties, a reduction from \$628,000, with the option for bids to be submitted on Auction Properties 300, 301, and 302 individually. Sales of Auction Properties 300, 301, and 302 are subject to total bids in the aggregate to equal, or exceed, the bulk **Published Reserve of \$400,000**.

Acquisition of Auction Property 300 at the **Published Reserve of \$300,000**, or less than \$10 per square foot for the improvements, is a rare opportunity to purchase a building complex with combination of retail, wholesale, and warehouse space, excess land, and cardlock fueling for both gasoline and diesel.

Auction Property 301 is a 21,206± square foot site with industrial zoning and **Published Reserve of \$60,000**, or \$2.83 per square foot. Auction Property 302 is an 18,295± square foot site at the corner of N. Russell and NE 1st Streets with commercial zoning and **Published Reserve of \$40,000** or \$2.19 per square foot.

The Milton-Freewater Pendleton Grain Growers surplus real estate portfolio is a rare opportunity to acquire up to 2.7 acres of industrial and commercial land with 29,500± square feet of improvements, and cardlock fuel facility, at a price of \$400,000, a significant discount to the last asking or replacement cost, with the added incentive of seller financing.



**#300 - 29,500± Square Feet of Improvements  
on 1.7± Acre Site with Cardlock Fuel Facility  
Published Reserve: \$300,000**

The entire complex is located on a full block, with E. Broadway the main entry to the former retail space and 13,550± square foot office, and secondary entry from parking lot also on E. Broadway. Main entry door and all windows are boarded to prevent vandalism. The main retail space has offices, kitchenette, and two restrooms. A 3,600± square foot covered storage area has loading docks. Retail and office areas have air conditioning and electric heat. There is an overhead door that had been used to park a vehicle in the southwest corner of the main building, by the existing cardlock fueling facility.

A 9,500± square foot metal warehouse is attached to the covered storage area, with two side and one rear loading docks. A 2,800± square foot older building used for storage is attached to the warehouse, and has drive-in entry for vehicle maintenance.

The cardlock fueling facility, with frontage on E. Broadway, has three underground tanks: 10,000 and 8,000 gallons for storing gasoline, and 10,000 gallons for storing diesel. Pendleton Grain Growers ceased operation in early 2017, and pumps and tanks were drained in March 2017. The site is on temporary closure by Oregon Department of Environmental Quality, with the option for a new owner to return the facility to operational status. Please see Supplemental Information Package for DEQ information.

**LOCATION:** 217 E. Broadway Street, Tax Lots 3700 and 3790, Milton-Freewater, Oregon



Over 13,500 square feet of retail and commercial space



I-84 and Pendleton are within thirty minute drive of Walla Walla, providing excellent access both west to Portland and east to Boise



Potential for single or multiple tenants



9,500± square foot warehouse with loading dock and additional 2,800 square feet attached to main building



**#301 - 21,206± Square Foot  
Industrial Development Parcel  
Published Reserve: \$60,000**

This development parcel is fenced and has approximately 120 feet of frontage along NE 1st Street, and depth of 114± feet. It is adjacent to the former Blue Mountain Growers facility. It contains two tax lots, and has a railroad spur along the northern boundary that served Blue Mountain Growers. The site is zoned I-M (Industrial) and is served by all utilities. It could be developed for a single user, or for multiple users, including a shop with yard, warehouse, and other light commercial uses.

**LOCATION:** Along NE 1st Street, Tax Lots 3400 and 3500, Milton-Freewater, Oregon

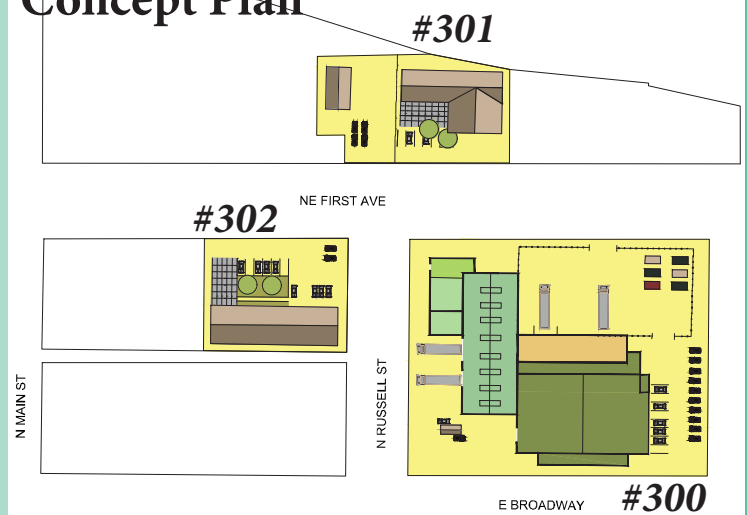
*Opportunity for reuse and redevelopment of 29,500± square foot building complex for multiple use. The two development sites, #301 and #302, can accommodate commercial and industrial uses.*

**#302 - 18,295± Square Foot  
Commercial Development Parcel  
Published Reserve: \$40,000**

This development parcel is located at the corner of N. Russell and NE 1st Streets, with approximately 120 feet of frontage along N. Russell, and 150 feet of frontage along NE 1st Street. The property is fenced, and zoned C-1 (Commercial) which will allow a mix of commercial and residential uses. Residences are located to the west of the site, and commercial uses to the south.

**LOCATION:** Corner of NE 1st and N Russell Streets, Tax Lots 4100 and 4200, Milton-Freewater, Oregon

**Concept Plan**



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plans or made applications to a public agency.

**CALL NOW FOR SUPPLEMENTAL INFORMATION  
AND BID PACKAGE 1707 - 300/301/302  
**1-800-845-3524****