

SALE
Price Plaza
283 N COLUMBIA STREET
Milton-Freewater, OR 97862

PRESENTED BY:

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HWY 11

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PROPERTY SUMMARY



SALE PRICE	\$1,085,000
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OFFERING SUMMARY

BUILDING SIZE:	10,500 SF
LOT SIZE:	1.06 Acres
PRICE / SF:	\$103
YEAR BUILT:	1986
ZONING:	C-1 - Commercial

PROPERTY OVERVIEW

Multi-tenant Office building now available in Milton Freewater, OR just off of Highway 11. Sound tenant mix. Surrounding businesses include Safeway, Blue Mountain Community College and WaFD Bank. Available space also makes this an ideal venture for an owner/user. Current tenants include State of Oregon and a counseling practice. New HVAC system. Just 9 miles south of Walla Walla and 30 miles north of Pendleton.

PROPERTY HIGHLIGHTS

- Sound Tenant Mix
- Surrounded by established businesses
- Easy access and ample parking
- Owner/User could occupy 1,000 - 2,200 SF

LOCATION AND ZONING INFORMATION



C-1 COMMERCIAL ZONING

The property is zoned in the COMMERCIAL C-1 Retail and Service Commercial District, which is defined in the City of Milton Freewater Code of Ordinances, Chapter 10-4-7 as:

Retail and Service Commercial Use

MILTON FREEWATER, OR

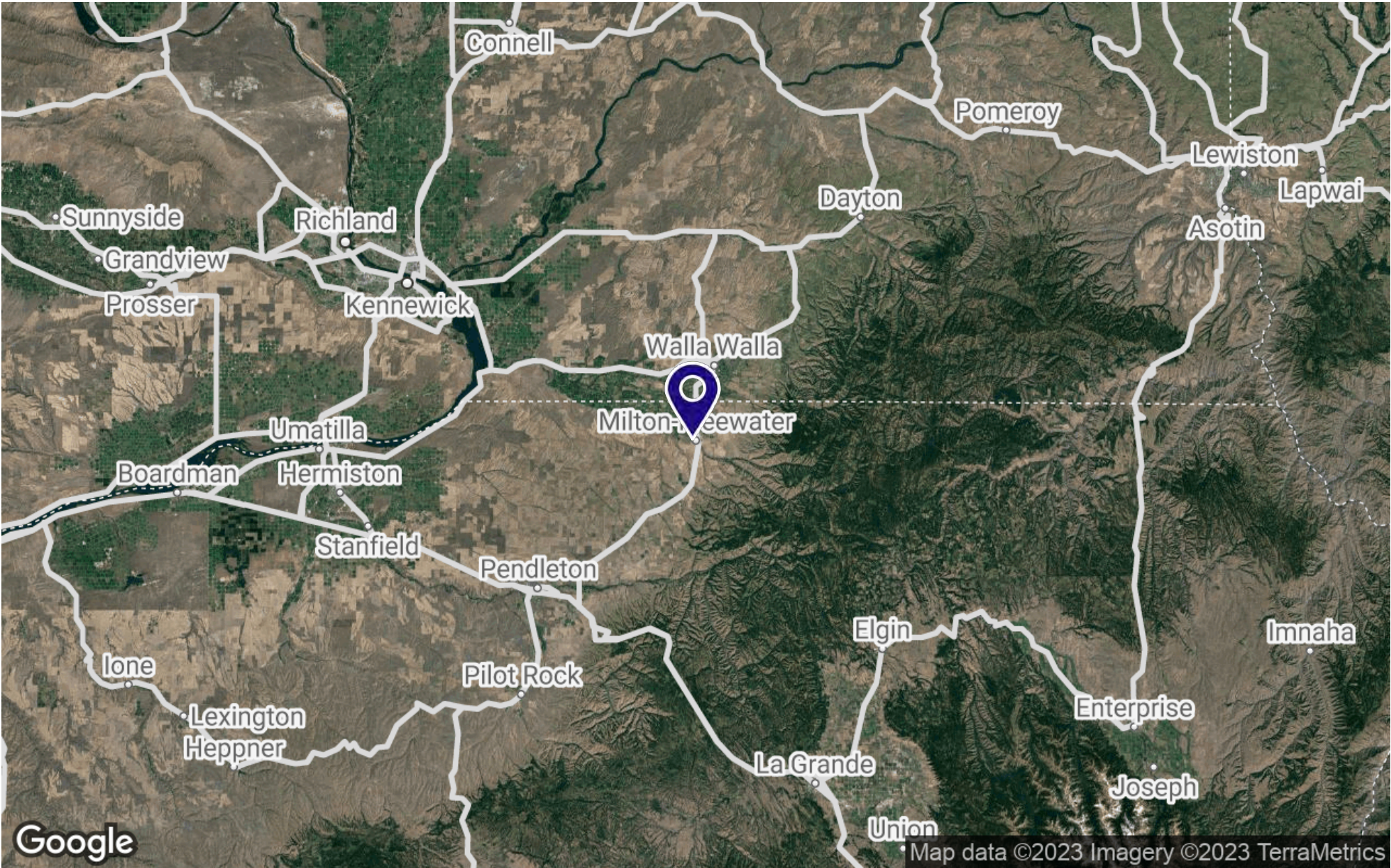
The subject property is located in Milton-Freewater, Oregon just 9 miles south of Walla Walla, WA and 30 miles north of Pendleton, OR on Oregon-Washington Highway 11. Surrounding businesses include Safeway, Blue Mountain Community College and WaFD Bank.

Milton-Freewater is located in the foothills of the Blue Mountains. It is a thriving community that is surrounded by orchards, wheat fields and vineyards. Infrastructure, including a City owned and operated electric utility with low rates, nearby medical facilities, airports and housing makes Milton-Freewater an ideal location when considering this community for locating a new business, or expanding an existing business.

ADDITIONAL PHOTOS



REGIONAL MAP



LOCATION MAP



AERIAL MAP



An aerial photograph of a town, likely in the fall, showing various buildings, parking lots, and trees with some autumn-colored foliage. In the foreground, there's a large, light-colored building with a blue roof section and a parking lot filled with cars. To the right, another building is partially visible. The background shows a dense residential area and some industrial structures, including a tall grain elevator. A large, white circular graphic is overlaid on the left side of the image, containing the text "Financial Analysis". The graphic has a solid outer circle, a dashed inner circle, and two small circular icons: one at the top left and one at the bottom right.

Financial Analysis

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$1,085,000
PRICE PER SF	\$103
CAP RATE	10.08%
TOTAL RETURN (YR 1)	\$109,427

OPERATING DATA

GROSS SCHEDULED INCOME	\$198,606
TOTAL SCHEDULED INCOME	\$198,606
VACANCY COST	\$19,861
GROSS INCOME	\$178,745
OPERATING EXPENSES	\$69,318
NET OPERATING INCOME	\$109,427
PRE-TAX CASH FLOW	\$109,427

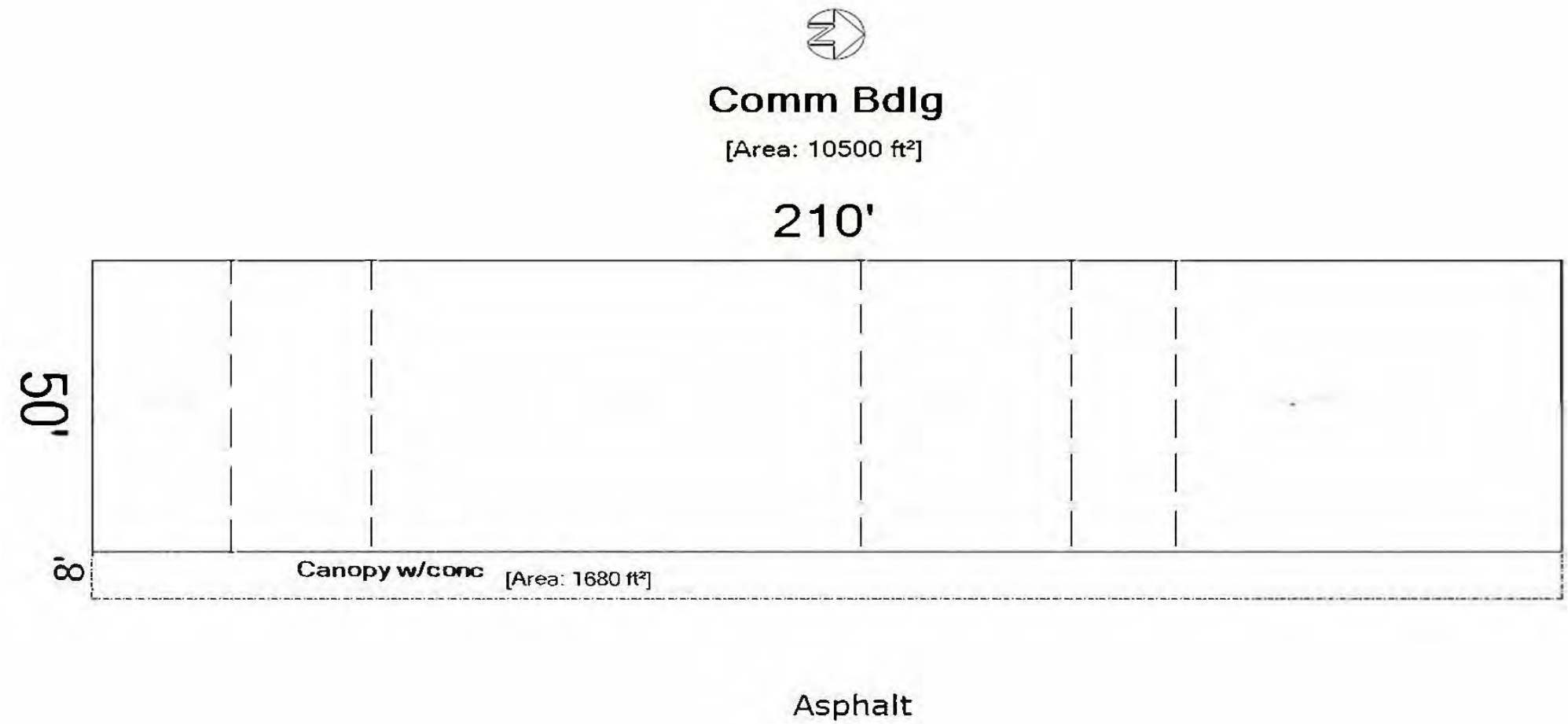
INCOME & EXPENSES

INCOME SUMMARY	PRICE PLAZA
VACANT SPACE (PROFORMA)	\$35,200
CCS	\$38,880
STATE OF OREGON (DSHS)	\$81,081
STATE OF OREGON (DMV)	\$20,899
NNN REIMBURSEMENT	\$22,545
TOTAL INCOME	\$198,605
EXPENSE SUMMARY	PRICE PLAZA
PROPERTY TAXES	\$10,587
INSURANCE (ESTIMATE)	\$1,900
UTILITIES	\$21,774
JANITORIAL	\$24,330
REPAIRS & MAINTENANCE	\$8,725
MISCELLANEOUS	\$2,000
GROSS EXPENSES	\$69,317
NET OPERATING INCOME	\$109,427

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END	OPTION
309	State of Oregon - DHS	4,881 SF	46.49%	\$16.61	\$81,081.24	01/01/2021	12/31/2024	-
299	Community Counseling Solutions	2,400 SF	22.86%	\$16.20	\$38,880.00	12/01/2021	11/31/2026	(2) 5 year Options.
295	State of Oregon - DMV	1,027 SF	9.78%	\$20.35	\$20,899.68	10/01/2019	09/30/2024	(1) 2 year Option.
287	Vacant	2,192 SF	20.88%	-	-	-	-	-
TOTALS		10,500 SF	100.01%	\$53.16				
AVERAGES		2,625 SF	25.00%	\$17.72				

SITE PLAN



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,633	11,399	53,905
AVERAGE AGE	31.7	40.7	40.7
AVERAGE AGE (MALE)	31.3	41.1	39.9
AVERAGE AGE (FEMALE)	34.5	40.7	39.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,933	4,850	22,982
# OF PERSONS PER HH	2.4	2.4	2.3
AVERAGE HH INCOME	\$44,859	\$53,248	\$66,363
AVERAGE HOUSE VALUE	\$100,455	\$163,455	\$231,026

* Demographic data derived from 2020 ACS - US Census

