

1133 SW Baker St. McMinnville FOR SALE \$795,000



Mary Martin Miller, CCIM

Owner/Principal Broker

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Mike Morris, Broker

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Licensed in the State of Oregon

FOR SALE

- Well Maintained Office building of 3473 sq. ft. is divided into 3 professional suites
- Centrally located on 99W in McMinnville Near Linfield College
- Plenty of onsite parking
- Estimated Cap Rate of 7.1%

Square footage approximate, buyer to verify

Shown by appointment only, do not disturb tenants



MILLER CONSULTING GROUP, LLC

COMMERCIAL AND INVESTMENT REAL ESTATE SERVICES



This well-maintained office space located on 99W near Linfield College in McMinnville has 2 long term tenants and one open suite. Great investment property is zoned C-3. Shown by appointment only, do not disturb tenants. Financial information provided upon request.

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Miller Consulting Group, LLC
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Information contained herein has been obtained from the owner of the property or other sources that are deemed to be reliable. There is no reason to doubt the accuracy, but it is not guaranteed.

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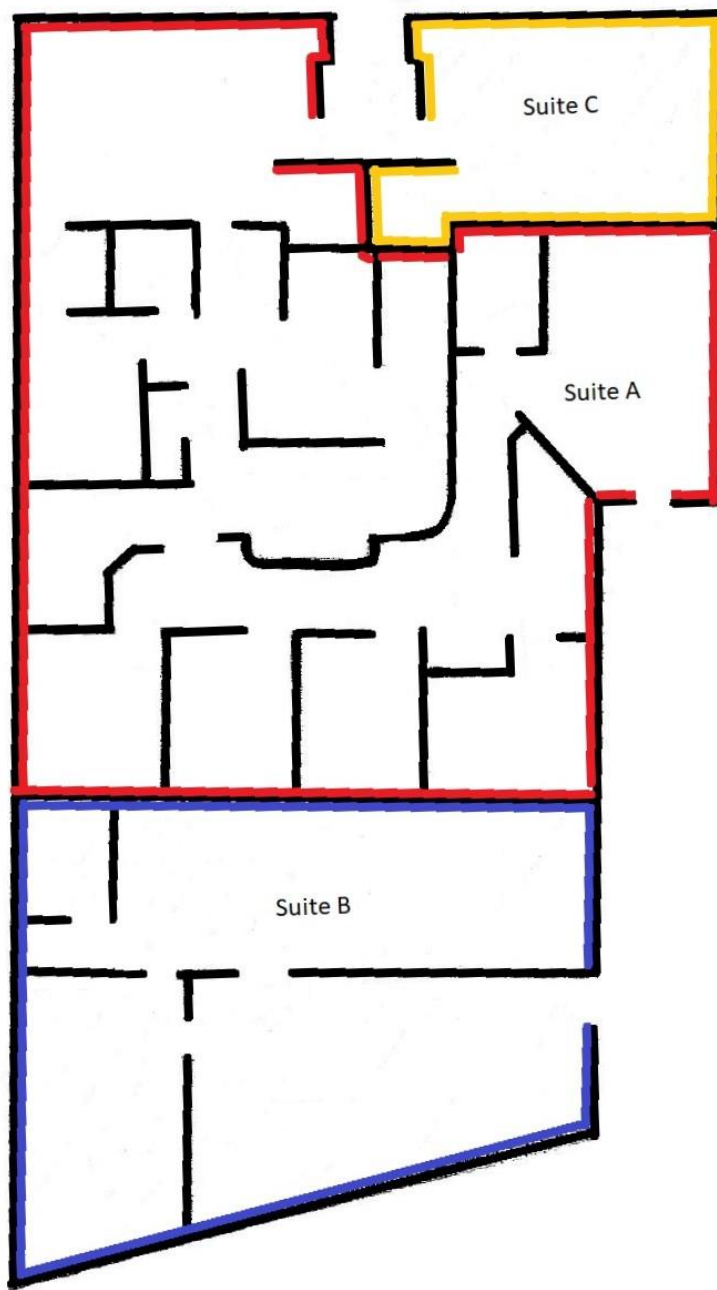
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-  Suite A- 2048 sq. ft. – Occupied by medical office
-  Suite B- 1100 sq. ft. – Vacant, suitable for professional office
-  Suite C- 325 sq. ft. – Occupied by health professional

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