

Value added Investment Property

9670 Bayou Dr, McMinnville

For Sale \$490,000



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Mary Martin Miller, CCIM
Owner/Principal Broker
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Licensed in the State of Oregon

- Potential for redevelopment
- Over 6300 square ft in 2 buildings on .97 of an acre
- Additional land for building expansion
- Owner to consider lease or lease option
- Owner carry contract for qualified buyer
- Current zoning is Public Assembly. Ideal for preschool, childcare, church, adult foster care or more
- Possible CAP rate of 8.2 on market lease rates.

Square footage approximate, buyer to verify

Shown by appointment, do not disturb tenant



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This Commercial property in the heart of the Willamette Valley has huge potential for redevelopment. There is over 6300 square feet on .97 of acre. Additional land is great for building expansion. The owner is willing to consider lease, Lease/Option, or even carry the contract for qualified buyer. Current zoning is PAI, which is ideal for preschool, child care, a church, or even adult foster care. Possible CAP rate of 8.2 based on current market rates.

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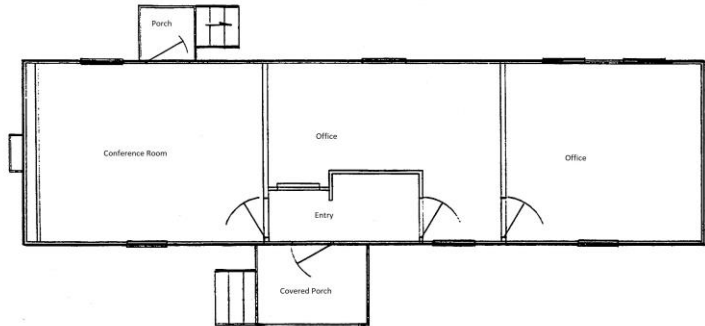
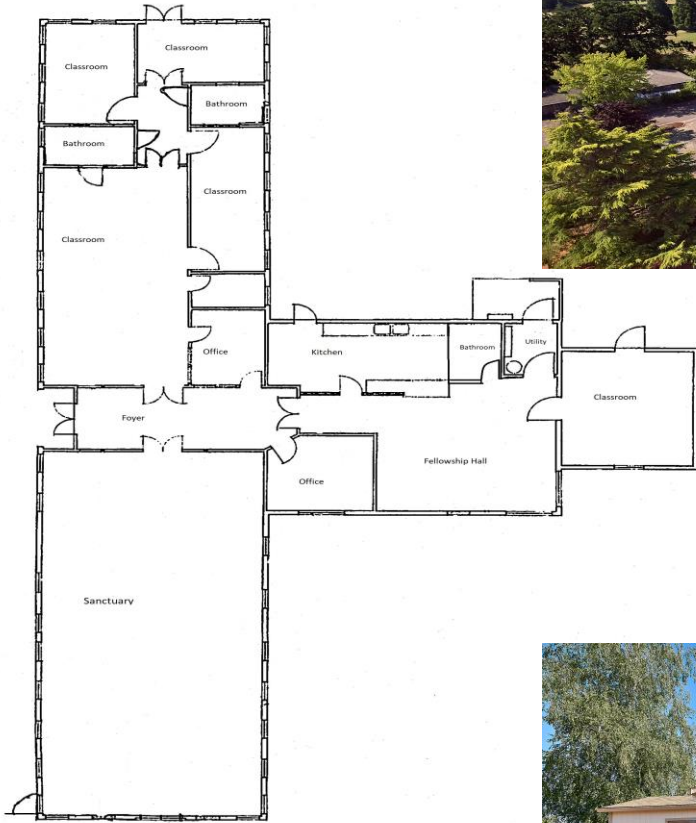
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Information contained herein has been obtained from the owner of the property or other sources that are deemed to be reliable. There is no reason to doubt the accuracy, but it is not guaranteed.



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