

ORGRO BUSINESS PARK

An Investor's Delight

Price:

\$3,498,000 / 10% Cap



NO. OF BUILDINGS: 3, TOTALLING 19,500SF

ZONING: RURAL COMMERCIAL (RC)

Rural Commercial zoning offers extreme flexibility of permitted uses.

PERFECT FOR:

Investors: 10 Cap on existing income and expenses; 100% leased to M-T-M tenants asking for long term leases.

Owner-users: Delivered vacant at close if the buyer prefers.

ADDRESS

2794 Foothills Blvd. Grants Pass, OR 97526-4157

TRANSPORTATION

- ◆ Easy freeway access
- ◆ Heliport (licensed for 2 helicopters)

OPPORTUNITIES

- ◆ INVESTORS: A great fit for those wanting to buy a profitable/stabilized asset with upside.
 - ◆ Increase rents
 - ◆ Develop the excess land



ROSE CITY COMMERCIAL REAL ESTATE

5200 SW MEADOWS BLVD, SUITE 150
LAKE OSWEGO , OR 97035
www.rosecitycre.com

Rick M. Bean

Principal Broker
503-577-1034
rick@rosecitycre.com

OVERVIEW 2794 Foothill Blvd. Grants Pass, OR 97526

PROPERTY SUMMARY

Asking Price:	3,498,000
Cap Rate: (Based on Actuals)	9.1%
Year Built:	1984/2005

PROPERTY HIGHLIGHTS

- **100% Occupancy** Current tenants would sign long term leases if desired by Buyer
- Best location in the area/easy access to the I-5 Freeway.
- Low maintenance building with 0 deferred maintenance
- 20' X 40' door on north side. (Main warehouse)
- Commercial kitchen (Executive Office Building)
- Desirable Rural Commercial (RC) Zoning
 - Permits a wide range of property uses
- Heliport licensed for 2 helicopters
- Investors: 0% vacancy for years-tenants desire to stay
- Security: High end electronic gate
- Sellers will consider a guarantee of the yield.



3.57 Acres



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OVERVIEW

PREMIER LOCATION - Easy access to I-5

ZONED RC (Rural-Commercial)

PROPERTY HIGHLIGHTS

This property's value is derived from its location, gently sloping topography, and flexible zoning.

LOW TAXES

ZERO DEFERRED MAINTENANCE

RC ZONING PROVIDES FLEXIBILITY AND PROFITABILITY

The highest and best uses include agricultural products processing, an RV Park, and many others. The purpose of the rural commercial zone is to provide for small-scale commercial uses that are intended to serve nearby residents and the traveling public in a way that remains rural in character.

The Josephine County Zoning authorizes a wide range of permitted uses including:

- ◇ 7 Commercial Recreational uses¹
- ◇ 10 Traveler Accommodation uses¹
- ◇ 56 General Commercial uses¹
- ◇ 5 Commercial Care Providers and Dwellings¹
- ◇ 14 Institutional and Service uses¹
- ◇ Plus a number of conditional and temporary uses¹

Notes:

1. Per Chapter 19.62.020 of the Josephine County Zoning Code.



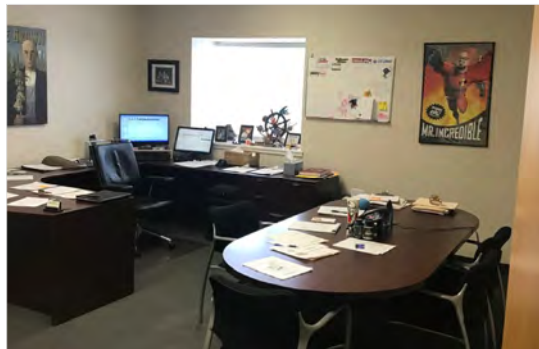
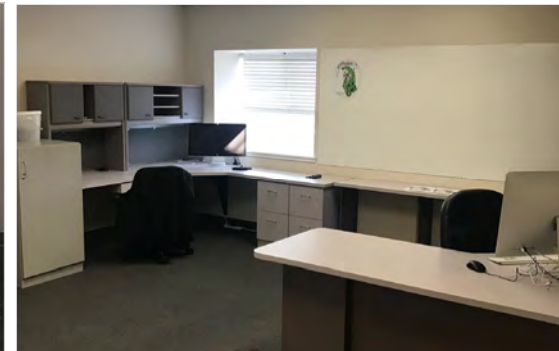
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PROPERTY PHOTOS (Main Warehouse and Mezzanine Offices)



Large Warehouse Photos



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PROPERTY PHOTOS (Executive Office Building/Commercial Kitchen)



Executive Offices/Commercial Kitchen



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PROPERTY PHOTOS (Green Warehouse)

Small Warehouse



AERIAL MAP



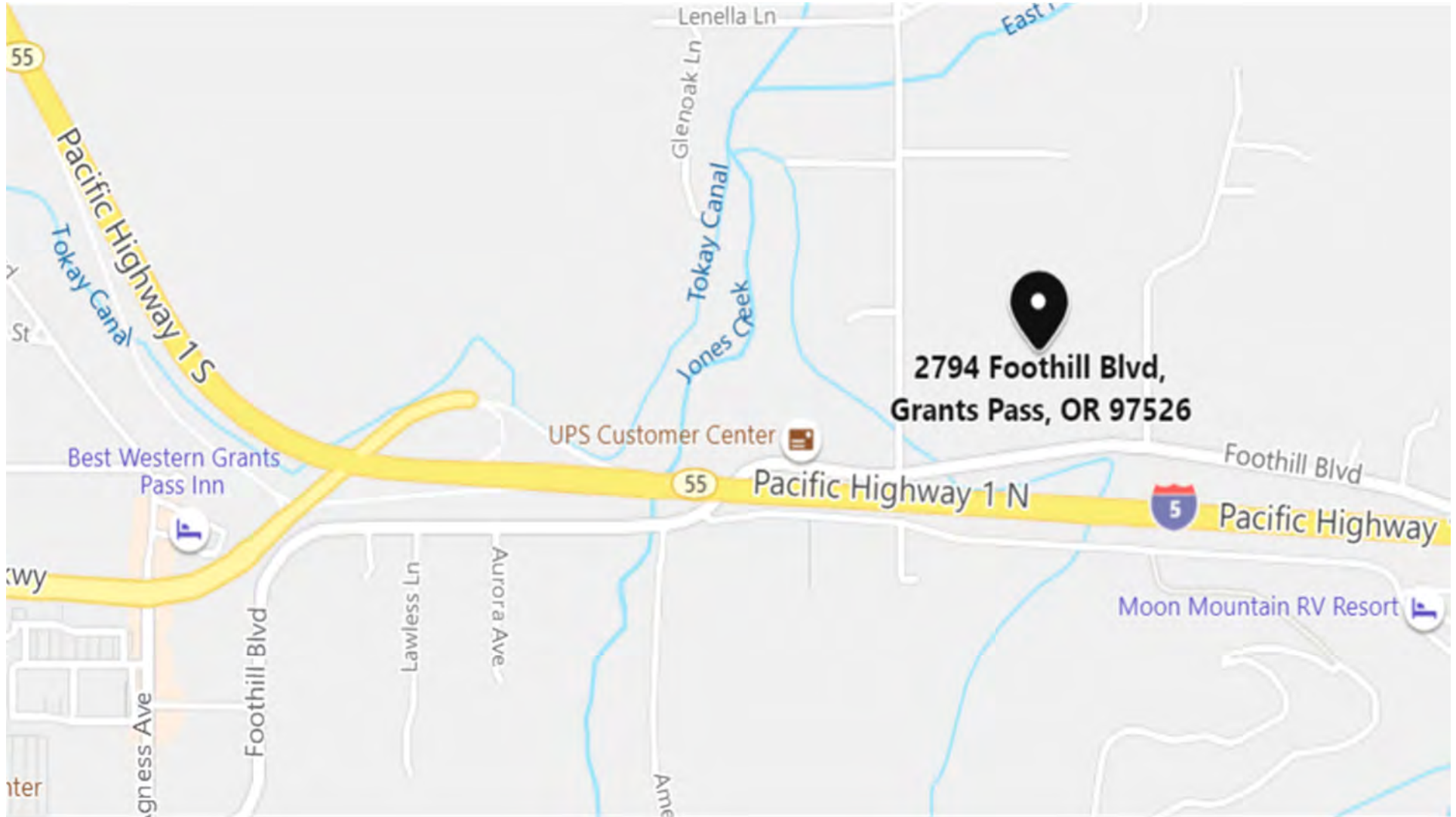
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STREET MAP



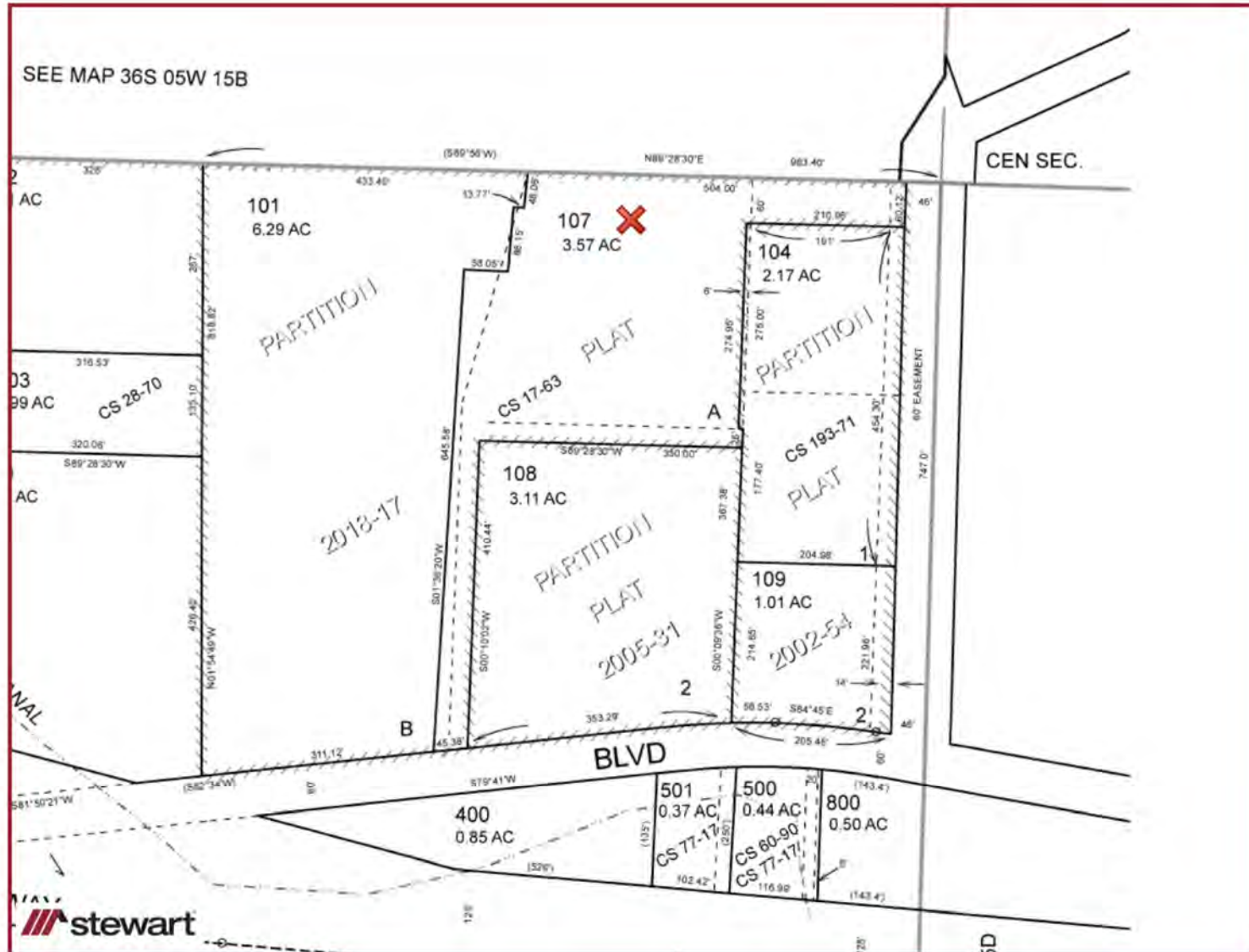
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PLAT MAP



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DISCLOSURES

The information provided herein is from resources deemed reliable, but not guaranteed. All Buyers should ensure that proper Due Diligence procedures are followed. Rose City Commercial Real Estate is happy to be a valued resource in researching properties, but the final decision is solely the Buyer's.



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