

**FOR SALE**

Showroom & Warehouse Combination  
2747 & 2751 North Pacific Hwy  
Medford, Oregon

Although the broker has used reasonable care in obtaining data and making estimates and projections based upon that data, this material is submitted without representation or warranty. Generally, a substantial portion of information must be obtained from sources other than the broker's actual knowledge, and not all sources can be absolutely confirmed. Moreover, all information is subject to changes by the owner as to price or terms, prior to sale or lease, to withdrawal of the property from the market and to other events beyond the control of the broker. No representation is made as to the value of this possible investment; and the broker urges that you consult your business, tax and legal advisors before making a final determination.

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## **INTRODUCTORY COMMENTS**

### **Showroom & Warehouse Combination**

**Medford, Oregon**

**Commercial Division**

**Larry Levens (541) 734-5262**

#### **TO WHOM IT MAY CONCERN**

The introductory comments which follow are the sole opinion of the commercial real estate broker/agent and are based upon observations, review of data supplied by the Owner. Every effort has been taken to provide accurate and complete information. However, anyone interested in the business and leasehold in question is advised to conduct an independent investigation into the merits of this investment.

#### **PROPERTY**

The subject property is located between the cities of Medford and Central Point, Oregon at 2747 & 2751 North Pacific Hwy. There are two buildings located on this property with an overall area of approximately 8,185 sf. The building located at 2747 N. Pacific Hwy is approximately 3,000 sf with approximately 1,000 sf devoted to showroom / office and the remaining 2,000 sf used as warehouse/storage. The building located at 2751 N. Pacific Hwy is approximately 5,185 sf with approximately 1,000 sf devoted to office/showroom and the remaining 4,185 used as warehouse/storage. Both buildings have frontage on N. Pacific Hwy, also known as old Hwy 99. There are multiple businesses located within close proximity to the subject site. The county real market value for the land is \$266,240.00 and the county real market value for the improvements is \$263,110.00; making the total real market value for this property \$529,350.00.

#### **AREA**

The area consists of a mix of retail/office and warehouse facilities, as well as, limited residential. Some of the major operators in this area include the Grange Co-op, Cal-Ore Carbide Inc and Grover Electric. Jasper's Café is located next door to this property and has a large lunch time draw to the area. Another popular area business is the Wild River Brewing and Pizza Company which is located just one block away. This restaurant was built approximately one year ago and a large dental office is under construction on the adjacent lot. The traffic count in front of this property is approx. 19,000 vehicles per day according to the 2006 Medford Traffic Survey.

#### **OPPORTUNITY**

This property is highly visible and located on one of the heaviest traveled highways in the Rogue Valley. This gives an opportunity for a owner/operator to occupy one of the buildings and lease out the other building to offset the operating costs or utilize the entire square footage at a fraction of the cost it would take to build new. This property is priced substantially below county assessed market value.

**THE OWNER IS WILLING TO CONSIDER AN OWNER CARRY WITH A SUBSTANTIAL DOWN.**

**JOHN L. SCOTT MEDFORD  
COMMERCIAL DIVISION**

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<b>Listing Code:</b>	<b>FSIMPIH</b>	<b>Property ID: 1687</b>
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Showroom & Warehouse Combination  
2747 & 2751 North Pacific Hwy  
Medford | Oregon | 97501

- Ashland
- Grants Pass
- Jacksonville
- Medford
- Rogue River
- Other

**Offered By  
John L. Scott  
Commercial**



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**Listing & Improvement Details**

Parcel ID: 372W13CB

Listed Price: \$419,000	Price SF: \$51.19
Terms of Sale: Cash	
Financing: New Loan	
Availability: Immediately	
Current Use: Office/Warehouse	
Year Built: 1949	
SF Improvmt: 8,185	Condition: Good
Available SF: 8,185	Elevator: N/A
Occupied SF: 0	Restrooms: Shared M/W
Nbr. Bldgs: 2	Nbr. Floors: 1
Fenced Area: No	Interior: Sheetrock
Exterior: Siding	Roof: Sloped
Parking : 10	
Cov. Parking: N/A	

<b>Land Detail</b>		
Total Acres: 0.36	Total SF: 15,682	
Flood Plain: No	Usable Land: 100%	
Nbr. Tax Lots: 1	Zoning: C-H	
Frontage: 100'	Topography: Flat	
Frontage Road: N. Pacific Hwy		
<b>Utilities</b>	<b>Providers</b>	<b>Comments</b>
Electric: Yes	Pacific Power	3 Phase
Gas: Yes	Avista	N/A
Water: City	City	N/A
Sewage: City	City	N/A
<b>Current Taxation/Jurisdiction</b>		
County: Jackson	City Limits: Yes	
Property Tax: \$4,152.87	Exemptions: None Known	

**\* See Amenities Section For Details!**

This property offers an individual the opportunity to purchase much below the county's real market value. At an asking price of \$51.19/sf, these buildings are at a much lower cost than it would take to build at today's prices. The location has extremely high exposure to traffic with great visibility from the N. Pacific Hwy.

**Photo Gallery - Improved Property**

Showroom & Warehouse Combination  
Medford, Oregon



Property Photo 1



Property Photo 2

Front view of 2747

Front view of 2751



Property Photo 3



Property Photo 4

The parking area and alley between the two buildings  
and the south side of 2751.

North side of 2751

# Area Review - Improved Property

## Showroom & Warehouse Combination Medford, Oregon



Area Map



Area Photo 1

The local grange operation located one block from this site.



Area Photo 2

Local brew pub and pizza parlor located across N. Pacific Hwy from subject property



Area Photo 3

Local tool supply company located next door to subject property.



Area Photo 4

Local cafe located next door to this site.

# JOHN L. SCOTT MEDFORD

## COMMERCIAL DIVISION

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**ID**  
**1687**

### Showroom & Warehouse Combination

SF Improv. : 8,185	Interior : Sheetrock	Restrooms: Shared M/W	Condition : Good
Available SF : 8,185	Exterior: Siding	Roof : Sloped	Nbr. Floors : 1
Nbr. Bldgs : 2	Zoning : C-H	Elevator : N/A	Parking : 10
County : Jackson	Total Acres : 0.36	Nbr Tax Lots: 1	Year Built:
City Limits: Yes	Ft. Frontage : 100'	Flood Plain : No	1949
Exemption : None Known	Fenced Area : No	Topography : Flat	
Electric: Yes Pacific Power	Gas: Yes Avista	Water: City City	Sewage: City City

### Improved Property Listing & Amenities Detail

#### Interior Description

The interior of the showroom/office are is sheetrocked, freshly painted with a drop down ceiling. Each building has a restroom and private office located in the showroom area. The warehouse in #2747 has heat and rollup doors in addition to man doors. The warehouse area of #2751 is heated and insulated with rollup doors and man doors.

#### Exterior and Signage

The front of each building has great exposure to the traffic on North Pacific Highway. It provides an excellent opportunity for very visible signage.

#### Nbr. Parking Spaces, Covered Parking, Shared Parking, Parking Agreements, Traffic Count

There are ten parking spaces located in front of the property and more available parking between the two buildings.

Description of Existing Lease(s)/Leasable Area(s)

Not Applicable

Currently Operating Business, Other Revenue, Trade Fixtures, Equipment, Inventory

Not Applicable

Available Utilities (Electric, Gas, Water Source(s)/Water Rights, Sewer/Septic System)

All utilities are available at this site.

Description of Existing HVAC System (Heat & Air-conditioning)

The office/showroom areas have forced air heat and air and the warehouse areas have gas heat.

Additional Comments

This property is highly visible and located on one of the heaviest traveled highways in the Rogue Valley. This gives an opportunity for a owner/operator to occupy one of the buildings and lease out the other building to offset the operating costs or utilize the entire square footage at a fraction of the cost it would take to build new. This property is priced substantially below county real market value.

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