



PUBLISHED RESERVE: \$550,000

YAMHILL COUNTY RMV: \$661,574

SIZE: 16,455± Square Foot Building on 12,000± Square Foot Site

ZONING: C-3

PROPERTY INSPECTION: By Appointment Only – Please call Auction Information Office to Arrange

FINANCING: Subject to Seller's approval of Purchaser's credit: A 25% down payment with the balance secured by a first deed of trust, amortized over 25 years at 6% interest, all due and payable at the end of 5 years.

DESCRIPTION: This three-story, 16,455± square foot multi-tenant office building is located at the corner of NE Fifth and NE Evans, by the Yamhill County Courthouse and the Board of Commissioners offices, and is a potential mixed-use redevelopment opportunity for offices, studio apartments, work/live units or private school. The General Commercial (C-3) zoning allows mixed uses. It is within a few blocks of McMinnville's Historic Downtown District which has McMinnville Hotel Oregon, along with quaint boutiques, wineries, unique shops and restaurants. The McMinnville Farmers' Market is located nearby and McMinnville was recently rated second best "Foodie Town" in America by Bon Appetit magazine. McMinnville is located in the heart of Willamette Valley's wine country, midway between Portland and the Oregon Coast.

The office building, located at the corner of NE Fifth Street and Evans Street, was originally built in 1937 as a private hospital, and was later used for medical offices after it was renovated in the 1970s. The three-story

