



PUBLISHED RESERVE: \$525,000

LAST ASKING PRICE: No Prior Sale

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

ZONING: C-3

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

FINANCING: Subject to Seller's approval of Purchaser's credit:

Term: 15 to 20 year full amortizing loan

Loan to Value: Loan to be appraised or cost value, whichever is less, not to exceed 65%

Rate: Federal Home Loan Bank fixed rate index plus 3% adjustable every 5 years with a floor rate of 5.5%

Fees: 1% plus usual customary third party costs

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 McMenamins Hotel Oregon, along

