

707 NE 5th McMinnville



OFFERING MEMORANDUM

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CONSTANT COMMERCIAL REAL ESTATE, INC.

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CONTENTS

01 **Executive Summary**
Investment Summary

02 **Location**
Location Summary

03 **Property Description**
Property Features
Floor Plan
Property Images

Exclusively Marketed by:



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01

Executive Summary

Investment Summary

707 NE 5TH MCMINNIVILLE

OFFERING SUMMARY

ADDRESS	707 NE 5th Street McMinnville OR 97128
COUNTY	Yamhill
BUILDING SF	1,906 SF
LAND ACRES	0.1
LAND SF	4,321 SF
YEAR BUILT	1920
APN	R4421BA 09400
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$650,000
PRICE PSF	\$341.03

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	11,693	36,559	44,011
2026 Median HH Income	\$75,622	\$86,212	\$87,889
2026 Average HH Income	\$89,825	\$105,206	\$106,918

- Fully leased 1,903 SF Victorian — 4 bedrooms, 2 baths, two full kitchens, and a fourth bedroom with wet bar that lets the floor plan divide cleanly into two independent living areas. Four off-street parking spaces, a rarity this close to Third Street. The building sits high on a corner lot two blocks from Third Street, two from the Yamhill County Courthouse, and two from the Granary District — with the elevation and frontage that make a building get noticed. Built in 1920, its turn-of-the-century detail has been carefully preserved. A single tenant currently leases the entire space. Flexible O-R zoning keeps the other doors open: professional office, live-work, duplex, wine tasting room, or extended corporate stays of 30 days or more. Buy the income, or step into it yourself.



02

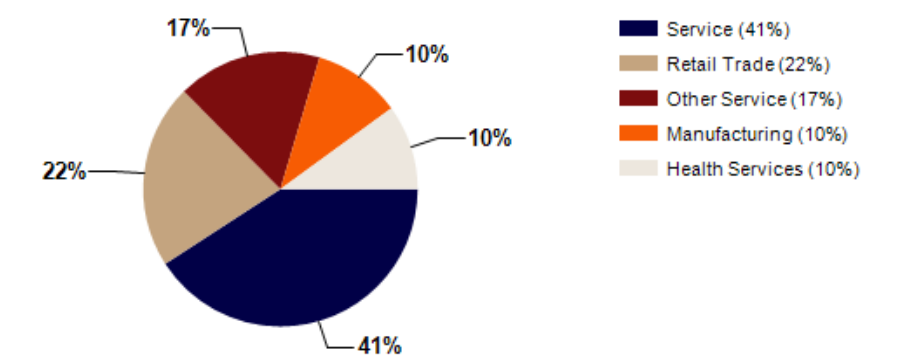
Location

Location Summary

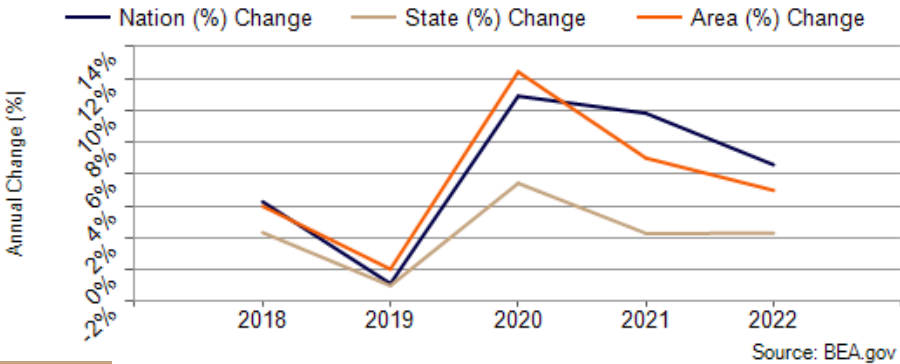
707 NE 5TH MCMINNIVILLE

- The property occupies a corner lot in downtown McMinnville, two blocks from Third Street, two blocks from the Yamhill County Courthouse, and two blocks from the Granary District — a position that puts three distinct demand drivers within a five-minute walk. Third Street's restaurant row anchors a downtown with one of the most recognized dining concentrations in Oregon outside Portland, drawing steady visitor traffic to a walkable historic core. The courthouse two blocks the other direction sustains a concentration of legal, title, and professional service tenants — the natural absorption pool for O-R zoned space. The Granary District continues to develop as the city's food, beverage, and maker quarter.

Major Industries by Employee Count



Yamhill County GDP Trend





03

Property Description

Property Features
Floor Plan
Property Images

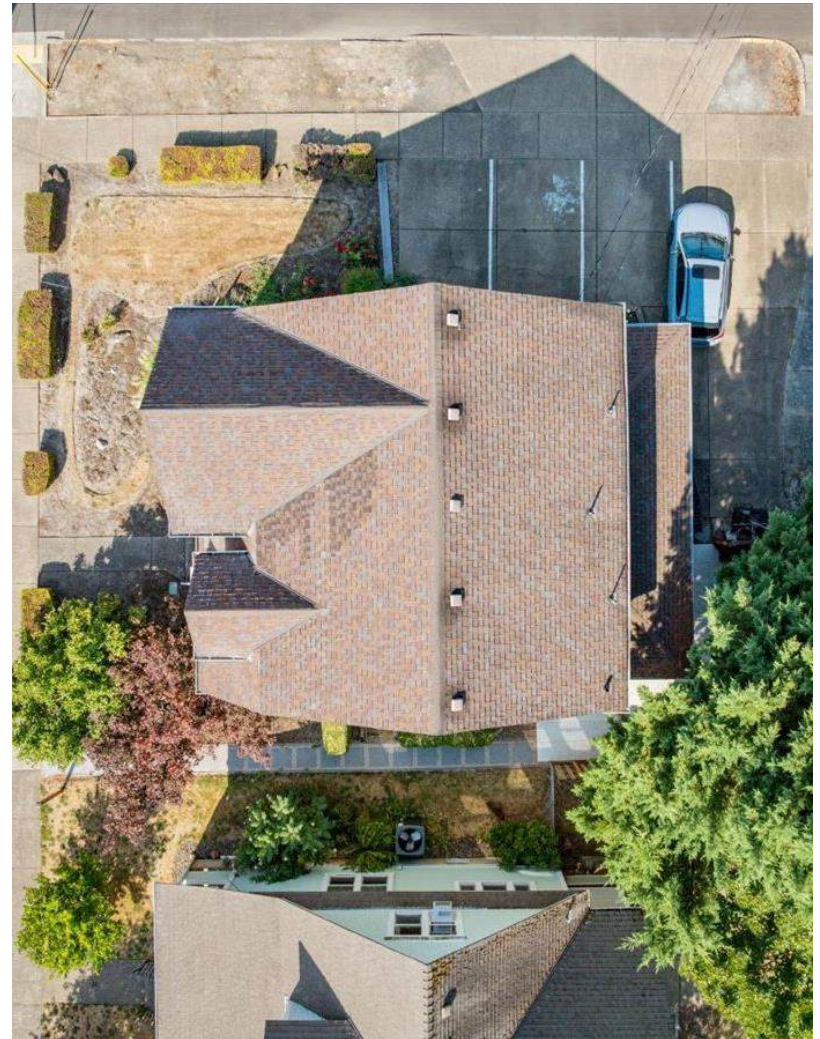
707 NE 5TH MCMINNIVILLE

GLOBAL

NUMBER OF UNITS	1
BUILDING SF	1,906
LAND SF	4,321
LAND ACRES	0.1
YEAR BUILT	1920
ZONING TYPE	O-R
NUMBER OF BUILDINGS	1

MULTI-FAMILY VITALS

NUMBER OF PARKING SPACES	4
WASHER/DRYER	in-unit





1st floor



2nd floor



Basement









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