



255 Helman St. Ashland, Oregon

Description: 255 Helman St. is a 41,373 sf multi-tenant flex type Industrial Warehouse building approximately 2 blocks east of downtown Ashland, Oregon. Tenants range from those operating quasi retail businesses to those tenants using their spaces for distribution and storage. Unit sizes range from 168sf to 7,200sf. The building was originally a large open area warehouse / manufacturing structure, built in the 1950's, but was divided into smaller spaces in the late 1960's. The building is connected to City water and sewer services and is very well maintained. The building is nearly always 100% rented. Most tenants have been in the building for over 5 years. **A 4,097sf second floor space is currently vacant and unimproved. This space is highly desirable but will require some improvements. A current tenant is interested in the space. Please refer to agent for additional information.** All tenant leases are automatically renewed annually and include a 3% to 4% annual rent increase.

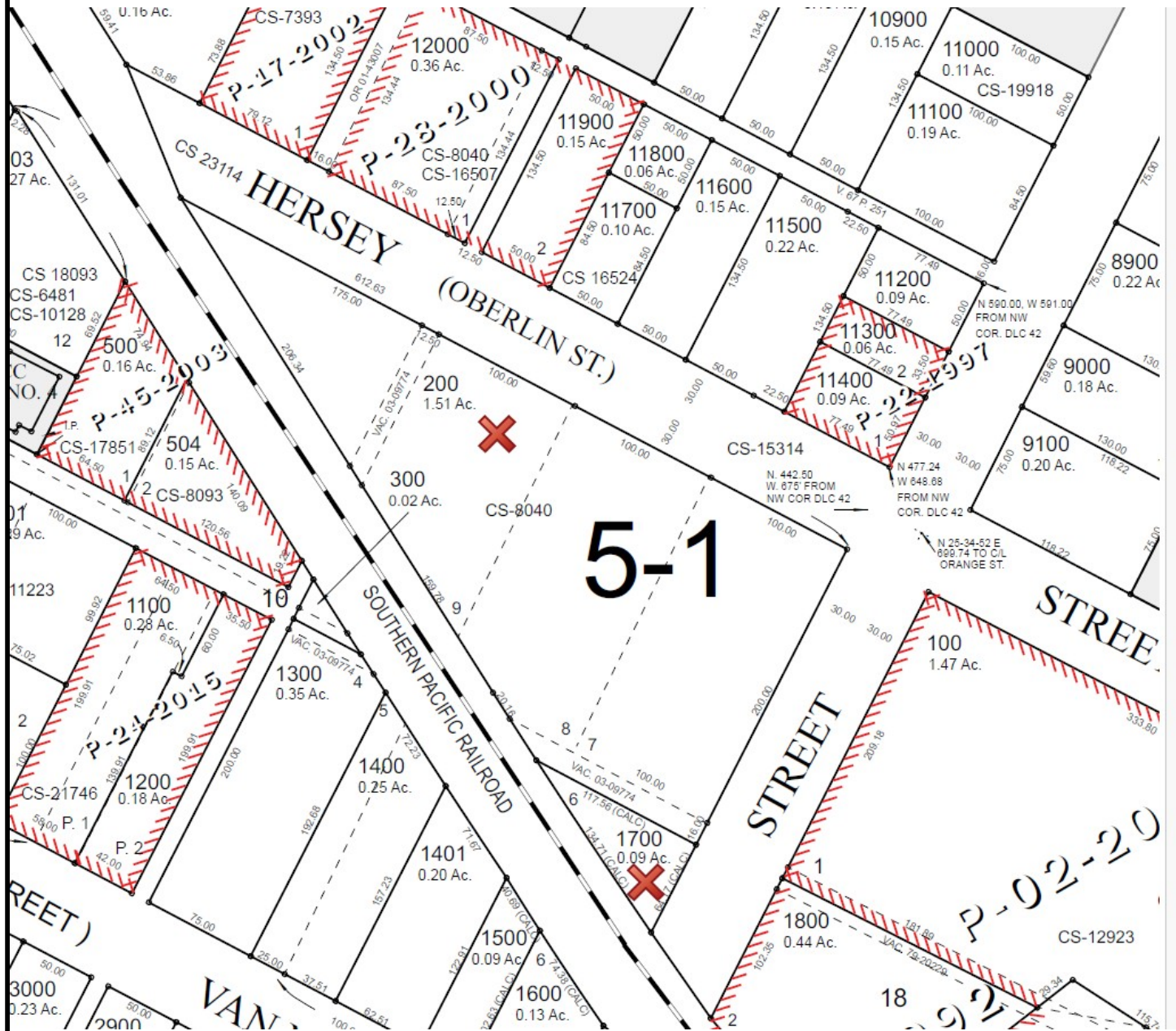
Zoning: M-1, Light Industrial

Asking Price: **\$3,750,000** 6.97% Cap Rate

Agent:

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PLAT MAP





Front Elevation looking North off Helman St.



Corner of Helman St. and Hersey St.



Looking NE along Hersey St.



Looking SW towards downtown Ashland

FINANCIAL SUMMARY

ANNUAL PROPERTY OPERATING DATA

Date: 06/04/2026

* Information contained herein should be used for analysis purposes only and should not be relied upon for completeness or accuracy. All information has been obtained from sources deemed reliable. No guarantees are expressed or implied by broker or agent.

PROPERTY DESCRIPTION

LOCATION: **Ashland Property**
 255 Helman St.
 Ashland, Oregon

ASKING PRICE: **\$3,750,000**
Cap Rate 6.97%

TENANT SUMMARY:

<u>Address</u>	<u>Area</u>	<u>Tenants</u>	<u>Monthly Rent</u>	<u>Notes</u>
255 Helman St.	41,373	Various, see Rent Roll	\$33,471	Per Current Rent Roll 2nd floor space not included

<u>ASSESSED VALUES:</u>		2025 -2026		Market Values			Assessed Value		
<u>Property:</u>	<u>Area</u>	<u>Land:</u>	<u>Improv.</u>	<u>Total</u>	<u>Total</u>	<u>Tax.</u>			
255 Helman St. Tax Lot 200	1.51 acres	\$1,066,300	\$4,247,050	\$5,313,350	\$1,102,360	\$16,935			
Tax Lot 1700	0.09	\$68,380	\$0	\$68,380	\$12,570	\$199			
Totals	1.60	\$1,134,680	\$4,247,050	\$5,381,730	\$1,114,930	\$17,134			

ANNUAL PROPERTY OPERATING INFORMATION

	%	Income	Expense	Comments
TOTAL GROSS INCOME:	0.00%	\$401,652		
LESS VACANCY	5.00%	(\$20,083)		Estimated, annually recurring
GROSS OPERATING INCOME:		\$381,569		\$382,818 was 2025 actual
LESS OPERATING EXPENSES:				
ADVERTISING & MARKETING:	0.00%		\$0	As per 2025 actuals
OFFICE EXPENSES:	0.22%		(\$830)	" "
PROFESSIONAL:	0.00%		\$0	" "
SECURITY SERVICES:	0.16%		(\$600)	" "
PROPERTY INSURANCE:	3.70%		(\$14,124)	as per current policy
PROPERTY MANAGEMENT:				
Off-Site:	4.72%		(\$18,000)	as per contracted services
On-Site:	4.72%		(\$18,000)	as per contracted services
REAL ESTATE TAXES:	4.49%		(\$17,134)	As per current assessment
REPAIRS, MAINTENANCE & SUPPLIES	5.88%		(\$22,424)	As per 2025 actuals
UTILITIES: (combined total)	7.00%		(\$26,726)	As per 2025 actuals
MISCELLANEOUS	0.66%		(\$2,500)	Estimated
TOTAL OPERATING EXPENSES:	31.54%		(\$120,338)	
NET OPERATING INCOME:			\$261,232	

RENT ROLL

Rent Roll

Properties: Helman St. - 255 Helman St. Ashland, OR 97520

Units: All

As of: 06/04/2026

Include Non-Revenue Units: No

Include Advertised Rent: No

Unit	Status	Rent	Lease From	Sqft
Helman St. - 255 Helman St. Ashland, OR 97520				
Manager's Portal	Current	1.00	11/06/2018	1
Sprinkler Rm. #2 & #3	Current	157.43	10/01/2018	470
Unit #1a	Current	3,037.78	12/01/2017	2,072
Unit #1B	Current	3,199.51	10/01/2018	3,368
Unit #2	Current	1,664.00	08/01/2025	1,710
Unit #3	Current	1,638.00		1,590
Unit #3a	Current	626.13	10/01/2018	936
Unit #4 & #5	Current	5,433.00	10/01/2018	6,450
Unit #4 annex	Current	128.94	10/01/2018	168
Unit #4b	Current	1,646.62	10/01/2018	2,600
Unit #4d	Current	1,352.00	03/01/2026	2,600
Unit #5 & .5b	Current	2,649.68	05/01/2022	2,953
Unit #5 & 5b	Current	0.00	10/01/2018	
Unit #6	Current	644.71	10/01/2018	920
Unit #7	Current	1,040.00	08/01/2025	920
Unit #8	Current	670.80	10/01/2018	920
Unit #9	Vacant-Unrented			920
Unit #9.	Current	703.72	08/01/2020	920
Unit #10	Current	962.00	11/15/2024	920
Unit #11	Current	1,325.85	09/01/2019	1,640
Units #1c & #1d	Current	2,652.00	09/01/2020	3,908
Units #5c	Current	3,939.28	05/01/2021	5,387
22 Units	95.5% Occupied	33,472.45		41,373
Total 22 Units	95.5% Occupied	33,472.45		41,373