

EXCLUSIVE INVESTMENT OFFERING

9330 4th St Bay City, OR 97107

Turnkey Commercial Real Estate Asset featuring 2,960 SF of renovated medical/office space on a 0.29-acre coastal corridor parcel with multi-family & conversion potential.

\$625,000

PURCHASE PRICE

6.42%

CAP RATE

2,960 SF

FINISHED BUILDING

BC-NHI

HIGH INTENSITY ZONING

Note: Proformas are based on estimates and cannot be relied upon as financial guarantees.



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 **COLDWELL BANKER** | **PROFESSIONAL GROUP**

Executive Summary

\$625k

OFFERING PRICE

\$54,000

ANNUAL GROSS INCOME

\$40,130

NET OPERATING INCOME

6.42%

CAPITALIZATION RATE

Asset & Financial Highlights

- ✔ **Turnkey Condition:** Remodeled professional medical/office suites with high-end clinical finishes.
- ✔ **In-Place Cash Flow:** Potential gross rent of \$4,500/month (\$54,000 annualized).
- ✔ **Lean Overhead:** Low 22.69% expense ratio (\$12,250/yr) yielding \$40,130 NOI.

Zoning & Redevelopment Upside

- 🏠 **0.29-Acre Parcel:** Spans Lots 1–5 (Block 1) directly off Highway 101 corridor.
- 🏠 **Flexible BC-NHI Zoning:** Supports adding a triplex, quadplex, townhouse, or cottage cluster.
- ↕ **Conversion Options:** Adapt current building or adjust lot lines back into 2 units.

Property & Parcel Overview

-  **Property Address:** 9330 4th St, Bay City, OR 97107
-  **Tax Lot / Parcel ID:** 1N1034DD03700 / Account #313663R
-  **Land Area:** 0.29 Acres (12,632 SF) — Lots 1–5, Block 1
-  **Building Footprint:** 2,960 SF Finished Living / Clinic Space
-  **Year Built:** 1970 (Fully Remodeled & Updated Interior)
-  **Real Market Value:** \$718,230 (County Assessed RMV)

Coastal Highway Visibility

Positioned just off US Highway 101 near Tillamook Bay, providing high accessibility for healthcare clients, retail customers, and future residential tenants.



Zoning Details: BC-NHI District



Zone Purpose

The **Bay City North High Intensity (BC-NHI)** designation is intended for high-capacity commercial, higher density residential, primary retail, service, and government activities along primary arterial corridors.



Permitted Uses

Allows medical clinics, professional offices, retail, eating/drinking establishments, bed and breakfast establishments, child care facilities, senior and disability service facilities, and high-density residential.



Building & Height Perks

Features flexible parking standards and a **36 ft height allowance** (up from standard 24 ft).

💡 Strategic Zoning Policy Alignment

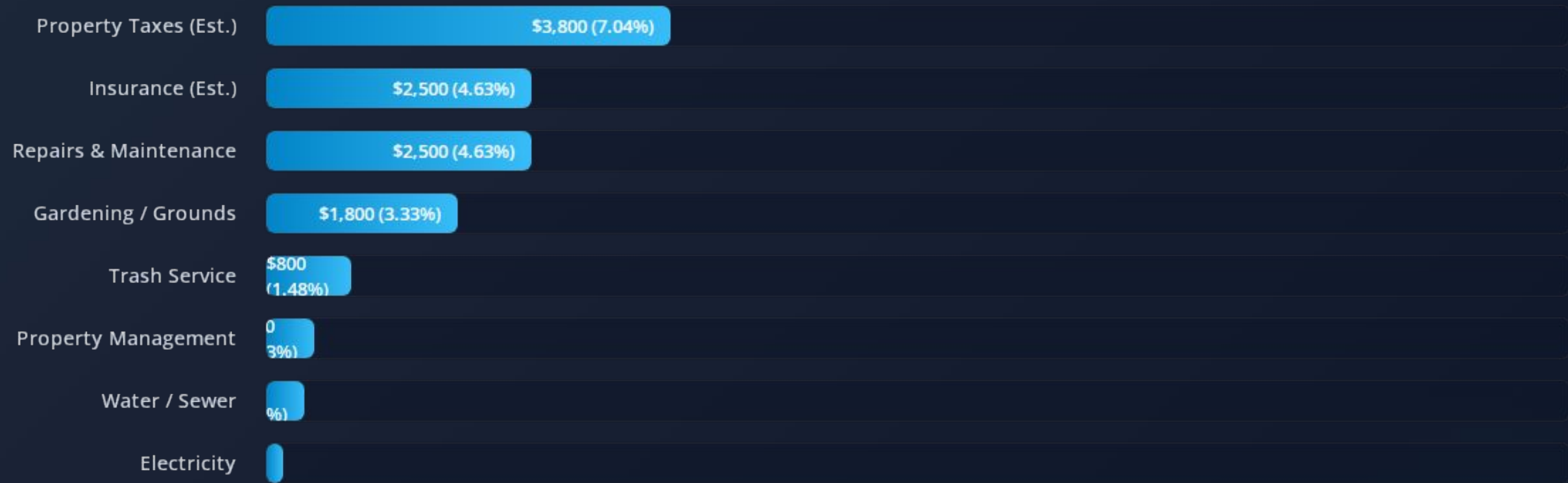
Bay City municipal code specifically targets the NHI district for compact downtown housing and multi-family units, creating strong local administrative support for vertical expansion and residential conversions.

Annual Property Operating Data (APOD)

Financial Metric	Monthly Amount	Annual Amount	% of Gross Income
Gross Scheduled Rental Income	\$4,500	\$54,000	100.00%
Less Vacancy Factor (3% Est.)	-\$135	-\$1,620	-3.00%
Effective Gross Income (EGI)	\$4,365	\$52,380	97.00%
Less Total Operating Expenses	-\$1,021	-\$12,250	-22.69%
Net Operating Income (NOI)	\$3,344	\$40,130	74.31%

Capitalization Rate:	6.42%	Gross Rent Multiplier (GRM):	11.57	Operating Expense Ratio:	22.69%
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Annual Operating Expense Breakdown



Total Annualized Expenses: \$12,250 (22.69% of Gross Income).

Acquisition & Debt Service Analysis

Initial Capital Requirement

Purchase Price	\$625,000
Down Payment (30%)	\$187,500
Est. Closing Costs	\$10,000
Total Cash Required	\$197,500

Debt Service & Return

1st Mortgage Loan (70%)	\$437,500
Interest Rate / Term	7.50% / 30 Yr
Annual Debt Service (P&I)	-\$36,709
Net Annual Cash Flow	\$3,421

Net Return on Cash (Cash-on-Cash): 1.73%

Traffic Counts & Accessibility



US Highway 101

4,255–4,411

Average Annual Daily Traffic (AADT). Primary coastal arterial carrying high volumes of local, commuter, and tourist traffic through Tillamook County.



Hayes Oyster Drive

303–319

AADT along the main connector linking Bay City's commercial shoreline and seafood processing centers with US Highway 101.



4th Street Frontage

202–224

AADT directly servicing the property frontage, offering effortless customer parking.

Trade Area Demographics (1-Mile Radius)

-  **Total Population (2024):** 1,388 Residents
-  **Adult Population (18+):** 1,172 (83.8%)
-  **Total Households:** 624 Units
-  **Homeowner Ratio:** 78.9% Owner-Occupied (428 HHs)
-  **Median Age:** 50.3 Years

\$84,692

MEDIAN HOUSEHOLD INCOME

\$93,729

AVERAGE HOUSEHOLD INCOME

Development & Expansion Opportunities

- 🏠 **Residential Development:** Current BC-NHI zoning permits high-density residential development, allowing an owner to construct a new triplex, quadplex, townhouse, or cottage cluster on the open land portion of the 0.29-acre parcel.
- 🏠 **Multi-Unit Building Conversion:** Flexibility under BC-NHI code allows an owner to convert and subdivide the existing 2,960 SF structure.
- 📐 **Lot Line Adjustment Potential:** Spanning Lots 1 through 5 (Block 1), an owner can adjust existing lot lines to re-establish separate underlying tax lots and **convert the property back into two distinct standalone units/lots.**



Existing Building Floor Plan (2,960 SF)

-  **Reception & Office:** Dedicated 10'4" x 13'4" reception area with adjacent 10'4" x 20'4" private office.
-  **Exam / Therapy Rooms:** 4 private treatment rooms (Laser, PT, Massage).
-  **Main Open Clinic:** Spacious 42'1" x 24' central open floor plan ideal for physical therapy or open office seating.
-  **Amenities & Restrooms:** 18'2" x 20'10" Kitchenette/Laundry room and two separate restrooms.



INVESTMENT OPPORTUNITY

Questions & Inquiries

Thank you for reviewing 9330 4th St, Bay City, OR.



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