

Report Created on Sep 6, 2024

**516 S 1ST AVE
HILLSBORO OR 97123**

Prepared By Eric Squires

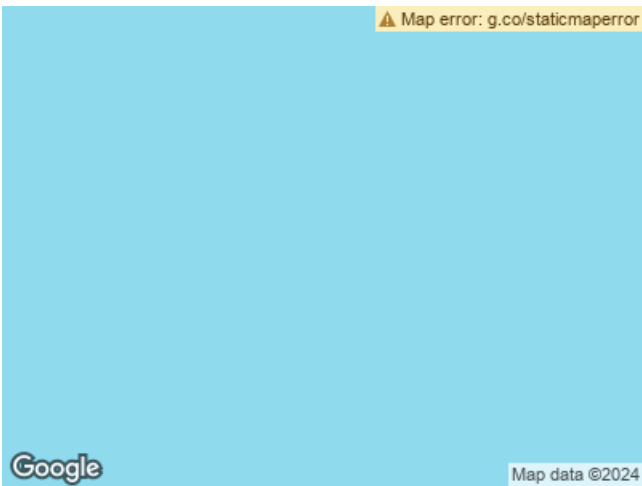
Courtesy of Eric Squires
All Professionals Real Estate
Agent: (503) 807-3899
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Email: rmls@ericsquires.com



Expired

516 S 1ST AVE HILLSBORO OR 97123

· 7200 SF · 0.22 Acres | · \$0 Net Equity · Commercial Building



Owned for 2.2 years · 530 SOUTH 1ST LLC · absentee

Public

ASKING PRICE: \$1,599,000 CASH? Building Size: 7,200 SF? 1st floor: Warehouse/production? 2nd floor: Office/caretaker space? Separate Upstairs 2 bed 1 bath apt with laundry room? 3 rentable areas? Site Size: ± 6,583 SF / ± 0.22 AC? Currently operating as hemp distillate extraction facilityOWNER CARRY? \$1,000,000 down Favorable (below market) interest ratesFOR LEASE: NON CANNABIS RELATED USE? 3 different spaces available individually or together? Terms negotiable dependent on credit and useFOR LEASE: CANNABIS RELATED USE? 3 different spaces available individually or together? Terms negotiable dependent on credit and use? Full ethanol extraction equipment available within lease? Equipment provides ability to take bio mass to isolate? Finished product equipment can be used or removed? apex

Directions

Directions: S 1st Ave & SE Walnut St

Listing Details

MLS #23695702

Listing Agent

Jordan Fezler
Apex Residential
agent: (503) 313-8149
office: (503) 595-2840
jordan@apexcre.com

Key Stats

Status	Expired
Originating System Name	Regional Multiple Listing Service, Inc.
List Price	\$1,599,000
Listing Type	ExclusiveRightToSell
Days On Market	237

Structure

Unit Stories	2
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Lot

Lot SqFt	9583
Parcel Number	R1322973
Road Surface	Paved
Acres	0.22
Zoning	I-G

Building Sq Ft

Total Finished	7200
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Structure

Construction Materials	Concrete
Roof	Flat

HOA

HOA	No
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Listing Details

Terms	CallListingAgent
Service	LimitedService

Taxes

Tax Year	2022
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Parking

Features	OnSite
Attached Garage	No

Utilities

Heat	ForcedAir
Sewer	PublicSewer
Water Source	PublicWater

Taxes				
TAX YEAR	TAX BILL	TOTAL	LAND	IMPROVEMENT EXEMPTIONS
2024		\$182,040 (2024)		
2023	\$2,977.64	\$176,740 (2023)		
2022	\$2,896.99	\$176,740 (2022)		
2021	\$2,838.85	\$171,600 (2021)		
2020	\$2,777.72	\$161,760 (2020)		

Public Record Details

APN R1322973

Key Stats

Occupancy Status	No Occupants
Corporate Ownership	Yes
Absentee Owner	Yes
Mailing Address	516 S 1ST AVE HILLSBORO OR 97123
County	Washington County
Subdivision	SIMMONS ADD TO HILLSBORO
Legal Description	SIMMONS ADD TO HILLSBORO, LOT PTS 4-6
Census Tract	032501

Flood Risk

FEMA Map Date	11/04/2016
FEMA Map Number	41067C0338E

Building Features

Tax Living Area	7200
Full Baths	0
Half Baths	0

Parking

Garage Spaces	0
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Lot

Lot Acres	0.22
Lot SqFt	9600
Land Use	Commercial Building
Zoning	I-G
Lat, Long	45.517139, -122.989264
Block	3

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Flood Risk

Flood Risk	Low/Medium
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Net Equity

Loan Balance	\$312,688 est.
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Active Mortgage

Orig. Amount	\$323,143
Loan Term	30 yrs
Rate	5.1% est.
Loan Type	Other
Loan Type Details	New Construction Residential transactions
Lender	PAGE KATHLEEN

Lot

Lot Number	4-6
Municipality	HILLSBORO

Flood Risk



● Unknown ● Low / Medium (500+ yr) ● High (100 yr)

Flood Risk	Flood Zone Code	FEMA Map Date	FEMA Map Number
Low/Medium	X	11/04/2016	41067C0338E

Schools

Type	Name	Grades	S:T Ratio	Grade	Updated
Elementary	W. Verne McKinney Elementary School	K-6	21	B-	6/17/2021
Middle	City View Charter School	K-8	19	C+	6/17/2021
High	Hillsboro Online Academy	K-12	27	B-	6/17/2021

Powered by NICHE

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Valuation

Remine

Est. Value\$604,464.25

Range\$423,319.98 - \$615,501.48

Demographics

 47%
College Graduates

 40%
Have Children

 2.9
Avg. Household

 \$80K
Avg. Income

 36
Avg. Age

Property History

Listing	Date	Status	MLS	List Price
	06/30/24	Expired	23695702	\$1,599,000

Transaction	Date	Document	ID	Event	Seller
	07/06/22	Warranty Deed	2022.44088	Sold \$323,143	PAGE LIVING TRUST
	Buyer 530 SOUTH 1ST LLC				

Transaction	Date	Document	ID	Event	Seller
	01/25/21	Warranty Deed	2021.9569		BOUNTIFUL INVESTMENTS LLC
	Buyer BOUNTIFUL COMMERCIAL INVESTMENTS LLC				

Transaction	Date	Document	ID	Event	Seller
	10/09/18	Warranty Deed	2018.69559	Sold \$1,503,050	LAW ENTERPRISES LLC
	Buyer BOUNTIFUL INVESTMENTS LLC				

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Transaction	Date	Document	ID	Event	Seller
	04/18/17	Intrafamily Transfer & Dissolution	2017.31241		PAGE KATHLEEN A
		Buyer			
		PAGE KATHLEEN A			

Transaction	Date	Document	ID	Event	Seller
	09/06/13	Special Warranty Deed	2013.81318		LAW R THOMAS
		Buyer			
		LAW ENTERPRISES LLC			

Transaction	Date	Document	ID	Event	Seller
	09/06/13	Special Warranty Deed	2013-081318		LAW R THOMAS TRUST OF R THOMAS LAW
		Buyer			
		LAW ENTERPRISES LLC			

Transaction	Date	Document	ID	Event	Seller
	08/28/13	Warranty Deed	2013.78847		MCKINNEY WALTER V
		Buyer			
		PAGE KATHLEEN HOWARTH TIMOTHY			

Transaction	Date	Document	ID	Event	Seller
	08/28/13	Warranty Deed	2013-078847		MCKINNEY WALTER V
		Buyer			
		PAGE KATHLEEN HOWARTH TIMOTHY			

Transaction	Date	Document	ID	Event	Seller
	05/20/13	Intrafamily Transfer & Dissolution	2013.45113		LAW R THOMAS
		Buyer			
		LAW R THOMAS			

Transaction	Date	Document	ID	Event	Seller
	05/20/13	Intrafamily Transfer & Dissolution	2013.45114		LAW R THOMAS LAW YVONNE L
		Buyer			
		LAW R THOMAS			

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Transaction	Date	Document	ID	Event	Seller
	05/20/13	Intrafamily Transfer & Dissolution	2013-045113		LAW R THOMAS
		Buyer			
		LAW R THOMAS TRUST OF R THOMAS LAW			

Transaction	Date	Document	ID	Event	Seller
	05/20/13	Intrafamily Transfer & Dissolution	2013-045114		LAW R THOMAS LAW YVONNE L
		Buyer			
		LAW R THOMAS			

Transaction	Date	Document	ID	Event	Seller
	12/30/11	Contract of Sale	2011.93490		PAGE SCOTT E
		Buyer			
		PAGE KATHLEEN A			

Transaction	Date	Document	ID	Event	Seller
	12/30/11	Contract of Sale	2011.93491		PAGE SCOTT E
		Buyer			
		PAGE KATHLEEN A			

Transaction	Date	Document	ID	Event	Seller
	03/24/08	Re-recorded Document	2008.25828		MARTIN EXCHANGE WX061117 LLC
		Buyer			
		MARTIN JOHN P MARTIN BECKY P			

Transaction	Date	Document	ID	Event	Seller
	03/24/08	Re-recorded Document	2008-025828		MARTIN EXCHANGE WX061117 LLC
		Buyer			
		MARTIN JOHN P MARTIN BECKY P			

Transaction	Date	Document	ID	Event	Seller
	01/29/08	Bargain and Sale Deed	2008.7754		KR ENTERPRISES LLC
		Buyer			
		RK INVESTMENTS LLC			

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Transaction	Date	Document	ID	Event	Seller
	01/29/08	Bargain and Sale Deed	2008-007754		KR ENTERPRISES LLC
		Buyer			
		RK INVESTMENTS LLC			

Transaction	Date	Document	ID	Event	Seller
	06/05/07	Contract of Sale	2007.62275	Sold \$425,000	PAGE SCOTT E PAGE KATHLEEN A
		Buyer			
		BRYANT MICHAEL K			

Transaction	Date	Document	ID	Event	Seller
	05/01/07	Bargain and Sale Deed	2007.48798		MARTIN EXCHANGE WX061117 LLC
		Buyer			
		MARTIN JOHN P MARTIN BECKY P			

Transaction	Date	Document	ID	Event	Seller
	05/01/07	Bargain and Sale Deed	2007-048798		MARTIN EXCHANGE WX061117 LLC
		Buyer			
		MARTIN JOHN P MARTIN BECKY P			

Transaction	Date	Document	ID	Event	Seller
	03/15/04	Quit Claim Deed (non-arm's length)	2004.26172		RUSSELL ROBERT S RUSSELL KRISTI E
		Buyer			
		KR ENTERPRISES LLC			

Transaction	Date	Document	ID	Event	Seller
	03/15/04	Quit Claim Deed (non-arm's length)	2004-026172		RUSSELL ROBERT S RUSSELL KRISTI E
		Buyer			
		KR ENTERPRISES LLC			

Transaction	Date	Document	ID	Event	Seller
	08/08/02	Warranty Deed	2002.91266	Sold \$485,000	MCTAGGART INGRID M
		Buyer			
		OLDHAM REAL ESTATE INVESTMENTS LLC			

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Transaction

Date	Document	ID	Event	Seller
01/02/01	Warranty Deed	2001.4	Sold \$249,000	VADEN MIKE VADEN JANE
Buyer MCTAGGART INGRID M				

Transaction

Date	Document	ID	Event	Seller
01/02/01	Warranty Deed	2001000004	Sold \$249,000	VADEN MIKE VADEN JANE
Buyer MCTAGGART INGRID M				

Transaction

Date	Document	ID	Event	Seller
06/06/00	Warranty Deed	2000.44542	Sold \$1,500,000	STAGG FOODS INC
Buyer THE STAGG PROPERTY LLC				

Transaction

Date	Document	ID	Event	Seller
06/06/00	Warranty Deed	2000044542	Sold \$1,500,000	STAGG FOODS INC
Buyer THE STAGG PROPERTY LLC				

Transaction

Date	Document	ID	Event	Seller
03/31/00	Warranty Deed	2000.25346	Sold \$200,000	FAST SERV DISTRIBUTING INC
Buyer RUSSELL ROBERT S RUSSELL KRISTI E				

Transaction

Date	Document	ID	Event	Seller
03/31/00	Warranty Deed	2000025346	Sold \$200,000	FAST SERV DISTRIBUTING INC
Buyer RUSSELL ROBERT S RUSSELL KRISTI E				

Transaction

Date	Document	ID	Event	Seller
09/30/98	Quit Claim Deed (non-arm's length)	1998.108583		UNITED STATES NATIONAL BANK OF OREGON
Buyer TRUAX HARRIS ENERGY LLC				

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Transaction	Date	Document	ID	Event	Seller
	09/30/98	Warranty Deed	1998.108585	Sold \$178,500	HARRIS ENTERPRISES INC
Buyer					
FAST SERV DISTRIBUTING INC					

Transaction	Date	Document	ID	Event	Seller
	09/30/98	Deed	1998.108582		TRUAX HARRIS ENERGY LLC
Buyer					
FAST SERV DISTRIBUTING INC					

Transaction	Date	Document	ID	Event	Seller
	09/30/98	Quit Claim Deed (non-arm's length)	1998.108584		TRUAX HARRIS ENERGY LLC
Buyer					
HARRIS ENTERPRISES INC					

Transaction	Date	Document	ID	Event	Seller
	09/30/98	Warranty Deed	98108585	Sold \$178,500	HARRIS ENTERPRISES INC
Buyer					
FAST SERV DISTRIBUTING INC					

Transaction	Date	Document	ID	Event	Seller
	09/30/98	Deed	98108582		TRUAX HARRIS ENERGY LLC TRUAX HARRIS ENERGY COMPANY
Buyer					
FAST SERV DISTRIBUTING INC					

Transaction	Date	Document	ID	Event	Seller
	09/30/98	Quit Claim Deed (non-arm's length)	98108584		TRUAX HARRIS ENERGY LLC TRUAX HARRIS ENERGY COMPANY
Buyer					
HARRIS ENTERPRISES INC					

Transaction	Date	Document	ID	Event	Seller
	11/07/96	Intrafamily Transfer & Dissolution	1996.100336		MCKINNEY WALTER V
Buyer					
MCKINNEY WALTER WALTER MCKINNEY FAMILY TRUST					

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Mortgages

DATE	VALUE	MORTGAGE
01/02/01	\$199,200	MORTGAGE MARKET INC (7.71% est. New Construction Residential transactions)
01/02/01	\$199,200	MORTGAGE MARKET INC (7.71% est. New Construction Residential transactions)
08/08/02	\$1,078,000	PACIFIC CONTINENTAL BANK (6.52% est. Non-Arms length transactions with valid TITLE COMPANY NAME (no accomodations))
06/05/07	\$382,500	SCOTT E PAGE (6.12% est. New Construction Residential transactions)
10/09/18	\$1,300,000	CB INVESTMENTS LLC (4.5% est. 6)
07/06/22	\$323,143	PAGE KATHLEEN (5.1% est. New Construction Residential transactions)

Associated People

530 SOUTH 1ST LLC , Owner

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Images

