



545 A Street in Ashland, Oregon

Basic Details

- 5 Units – 3 Commercial, 2 Residential
- 4,950 SqFt
- 0.13 Acre Lot
- Built in 1997
- E-1 Zoning
- Listed for \$1,250,000

Main Level - Commercial Units

Unit 1

- Currently rented for \$1,589.70 per month
- Tenant in place since 2020
- Two offices, conference room, lobby, kitchenette with utility sink, and ADA-compliant half bathroom
- Net ~937 SqFt

Upper Level - Residential Units

Unit 4

- Currently rented for \$1,600 per month
- Tenant in place since September 2025
- Living area with bay window
- Kitchen with dining counter, skylight, gas range, refrigerator, dishwasher, and double sink
- Bedroom with closet
- Full bathroom with skylight and tub shower
- New HVAC control board, rooftop gas furnace and AC unit installed by Metal Masters in 2020
- Net ~868 SqFt

Exterior Highlights

- New 20-year Duro-Last membrane roof installed by Bleser Built Roofing in 2015
- New paint and caulking for exterior trim and siding by Manzanita Artisan Painting in 2022
- Alley access for five private parking spaces and one shared ADA-compliant parking space
- Courtyard with mature ornamental trees and plantings with drip sprinkler system

Systems & Utilities

- Separate gas and electric meters for each unit paid by tenants; owner pays for landscaping maintenance, water, sewer, garbage and recycling
- Water heaters replaced in 2015
- Rentals have been professionally managed by Ashland Property Management since 2023
- Owners have invested approximately \$49,000 in documented improvements and maintenance since 2015

Showing Instructions

Please confirm Buyer(s) proof of funds or loan pre-approval along with receipt of attached features document in MLS prior to scheduling showings. Listing agent(s) must accompany; please text the Rowe Team at (541) 708-3975 to schedule appointments with minimum of 24 hours' notice for residential tenants.

Documentation

Updated investment analysis workbook (i.e., P&Ls, pro forma, cap rate sensitivity, rent roll, comparable sales, and improvement records), Seller's Property Disclosure Statement, floor plans, permits, maps, and title information available via Google Drive at <https://bit.ly/545-a-st>.

Location

- Vibrant commercial area of Ashland's historic Railroad District; within a flat half-mile radius of multiple restaurants, shopping, and downtown entertainment
- One block from Noble Coffee Roasters, Railroad Park, and Ashland's central bike path

Units 2 & 3

- Currently rented for \$2,331.79 per month
- Tenant in place since 2015
- Two exterior entrances, conference room, and ADA-compliant half bathroom with updated vanity
- Thoroughly renovated in 2020 with new lighting, carpets, conference room doors, and built-in workstations
- Net ~1,168 SqFt

Unit 5

- Currently rented for \$1,975 per month
- Tenant in place since October 2023; lease renewed through March 2027
- Spacious living room with view of Grizzly Peak
- Kitchen with dining counter, skylight, gas range, refrigerator, dishwasher, and double sink
- Primary bedroom and full ensuite bathroom with skylight and tub shower
- Office or guest bedroom with closet
- Full guest bathroom with tub shower
- New rooftop gas furnace and AC unit installed by Metal Masters in 2017
- Net ~1,338 SqFt

Public Remarks

Versatile mixed-use commercial and residential building with strong rental history in Ashland's historic Railroad District – near parks, shopping, restaurants, and downtown. Full due diligence package available – including updated investment analysis, pro forma, improvements, maintenance records, and floor plans. Main level with two long-standing commercial tenants occupying three units, multiple entrances from A Street, alley access to central bike path, five private parking spaces, and one shared ADA space. Two upper-level residential units – each with spacious living room, kitchen with dining counter and gas range oven, one to two bedrooms, full bathrooms, abundant natural light, and mountain views. Well-maintained property with low-e windows, recent exterior paint, new furnaces and AC units, and a new roof in 2015. Common area courtyard with ornamental trees and plantings. Inquire for details!

Agent Remarks

Cap rate projected from 4.43% to 4.99% in year one (i.e., depending on Buyer's property management) at a current listing price of \$1.25M – range modeled in "Sensitivity" tab of supporting workbook. See attached in MLS for features document with link to access updated investment analysis workbook (i.e., P&Ls, pro forma, cap rate sensitivity, rent roll, comparable sales, and improvement records), Seller's Property Disclosure Statement, floor plans, permits, maps, and title information available via Google Drive at <https://bit.ly/545-a-st>.

All information deemed reliable but not guaranteed.

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