

**38396 Main St
Crawfordsville**

97336

Asking Price: **\$325,000**

Approx Bldg. SqFt:**1398**

Status: **ACTIVE**

MLS #: **775778**

Property Use Type: **Business**

Location Information

Area: **80 LINN COUNTY**

County: **Linn**

Cross Street: **Hwy 228**

Directions to Property:

Click for Map or Assoc Docs: 

General Information

Asking Price: **\$325,000**
Price per SqFt: **\$232.47**

Original Price: **\$325,000**

Tax Info:

Tax Acct #: **303640**
Tax Amount: **\$2,046**
Tax Years: **2020**

Property Class: **Commercial**
Property Type: **Business Opportunity**

Property Name: **Crawfordsville Market**



Financials

Expenses (A or P):

Water/Sewer:

Electric:

Gas:

Garbage:

Maintenance:

Janitor/Lawn:

Mgmt Acct:

Miscellaneous:

Insurance:

Propty Taxes:

Gross Sched Income (Ann.):

Vacancy & Credit Loss:

Adj. Gross Income:

Total Expenses:

Annual Debt Svc:

Cash Flow B4 Taxes:

Net Income:

Cap Rate:

Cash on Cash:

Loan Assumptions

Amortization:

Interest Rate:

LTV:

/Yrs

Virtual
Tour:

This adorable Mom & Pop convenience store could be an amazing business investment opportunity! Highway frontage & an already well established customer base. Located east of Brownsville in between Eugene & Albany on Hwy 228. The market currently occupies 1960 sq. ft. of the building w/a vacant 240 sq. ft. office space w/a separate entrance. The market offers Lottery, ATM machine, hot deli case, fountain drinks, groceries & large walk in cooler. It also has the opportunity for expansion.

Private Remarks:

Please call to make an appointment to view & please no WALK INS. Confidentiality form must be signed upon review of profit & loss statement.

Property Information

Approx Bldg SqFt: **1398**

Source of SqFt Data: **County**

Acres: **0.210**

Approx Lot Sqft: **9,148**

Appr Lot Dimensions: **66x128**

Frontage Ft: **66**

Parking Spaces:

Seller to do 1031:

Sp. Assessments or Liens: **No**

Year Built: **1930**

Zoning: **RCT2**

Inclusions:

Exclusions:

Building Data:

Listing / MLS Information

List Broker: **SHEILA RIDINGER**

License ID **201239810**

Phone: **541-570-5698**

List Office: **OREGON REAL ESTATE PROFESSIONALS**

Office ID **201230498**

Office Ph: **Office: 541-258-6100**

Co-List:

Owner: **Lillian Casterline**

Owner Ph:

Occupant:

Occupant Ph:

Showing: **Appt Nec, Call L/Broker**

Agency Type: **Exclusive Right to Sell**

Selling Office Commission: **2.5**

Dual/Variable Commission: **No**

Differing Coop Offer: **No**

Escrow At: **Amerititle**

Possession: **COE**

Seller Terms: **Cash, Conventional**

Listing Date: **4/7/2021**

DOM: **55**

For Sale Sign: **Yes**

WVMLS Lockbox: **No**

Prop Address Internet Display: **Yes**

Features

ACCESS **State Highway**

CONFIDENTIALITY AGR REQ **Yes**

FLOOD PLAIN **No**

HEATING **Central AC**

HIGH SPEED COMM ACCESS **Available**

OWNER MANAGED **Yes**

OWNER OCCUPIED **Yes**

RAILROAD **No**

ROOF **Composition**

SEWER **Septic**

SIDING **Cedar, Shake**

SIGNAGE **Yes**

TENANCY **Single**

WATER **Well**

Sold Information

Closing Date:

SoldPrice:

How Sold:

Buyer:

Sold by: