

OFFERING MEMORANDUM

— FOR SALE —

**THIS IS A SHORTENED OM
FOR MLS PURPOSES.
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MERIT-COMMERCIAL.COM
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ATTAINABLE INDUSTRIAL PROPERTY IN ROGUE RIVER, OR

202 Park Street, Rogue River, OR 97537

www.Merit-Commercial.com / (541) 608-6704

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Principal Broker



Caspian Hoehne
Licensed Broker



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Executive Summary

Merit Commercial Real Estate is pleased to exclusively present the former **202 Park Street**, a multi-faceted investment located in beautiful Rogue River, Oregon (the "Property").

The Property is situated on two contiguous parcels totaling 0.81 acres with a functional layout for auto repair services.

Prospective buyers should note that the property is currently leased for \$2,300/month ending 12/31/2025. This timeline may still work ideally for owner-occupants to allow for some cashflow as you prepare to move your business to the Property after closing.

The ± 1,500 SF block building consists of a very efficient shop area with (3) 10'x10' overhead doors, space for multiple lifts, tools, and equipment. A private office space, half-bathroom, customer waiting area, and desk is easily accessible to and from the shop area.

One of the Property's highlights is the abundant exterior space - allowing for possible an expansion of the existing building or further development

(buyers responsible for all due diligence) or vehicle parking and storage. The site enjoys perimeter fencing, cross fencing, and multiple secure access gates. Prospective buyers should note the possibility of splitting the lot, leasing excess land, or a variety of other options to maximize the Property's value which are currently not utilized.

Conveniently located in Rogue River, this property also offers excellent access just minutes from Interstate 5, making it an ideal midpoint between Grants Pass and Medford. This location provides strong connectivity and some visibility for any operations on the property.

The opportunity at 202 Park Street is clear for prospective buyers. The property is a well maintained with an existing tenant and flexible layout. With close proximity to I-5 and central location between Grants Pass and Medford, this site offers excellent access.

Buyer is responsible for any and all due diligence. Contact the listing brokers today for additional information.

Offering Summary

Offering Price:	\$349,000
Occupancy:	Existing lease ends 12/31/2025
Address:	202 Park St, Rogue River, OR, 97537
Legal:	36-4W-22BB TL 1101 APN 10703910 36-4W-22BB TL 1000 APN 10284226
Annual Taxes:	\$3,111.38 (2024)
Zoning:	C-1 (Commercial)
Year Built:	± 1982 (43 years)
Gross Acreage:	0.81 ac (35,284 SF)
Square Feet:	±1,500 SF (per County)
Utilities:	Believed to be all public utilities
Access:	1 right/left driveway off of Park St Fully fenced and gated (3) 10x10 overhead doors
Utilities:	Public water, sewer, power
Parking:	Mix of paved and gravel parking
Construction:	Block on slab
FF&E:	All tenant personal property is excluded from sale, including interior/exterior lifts.

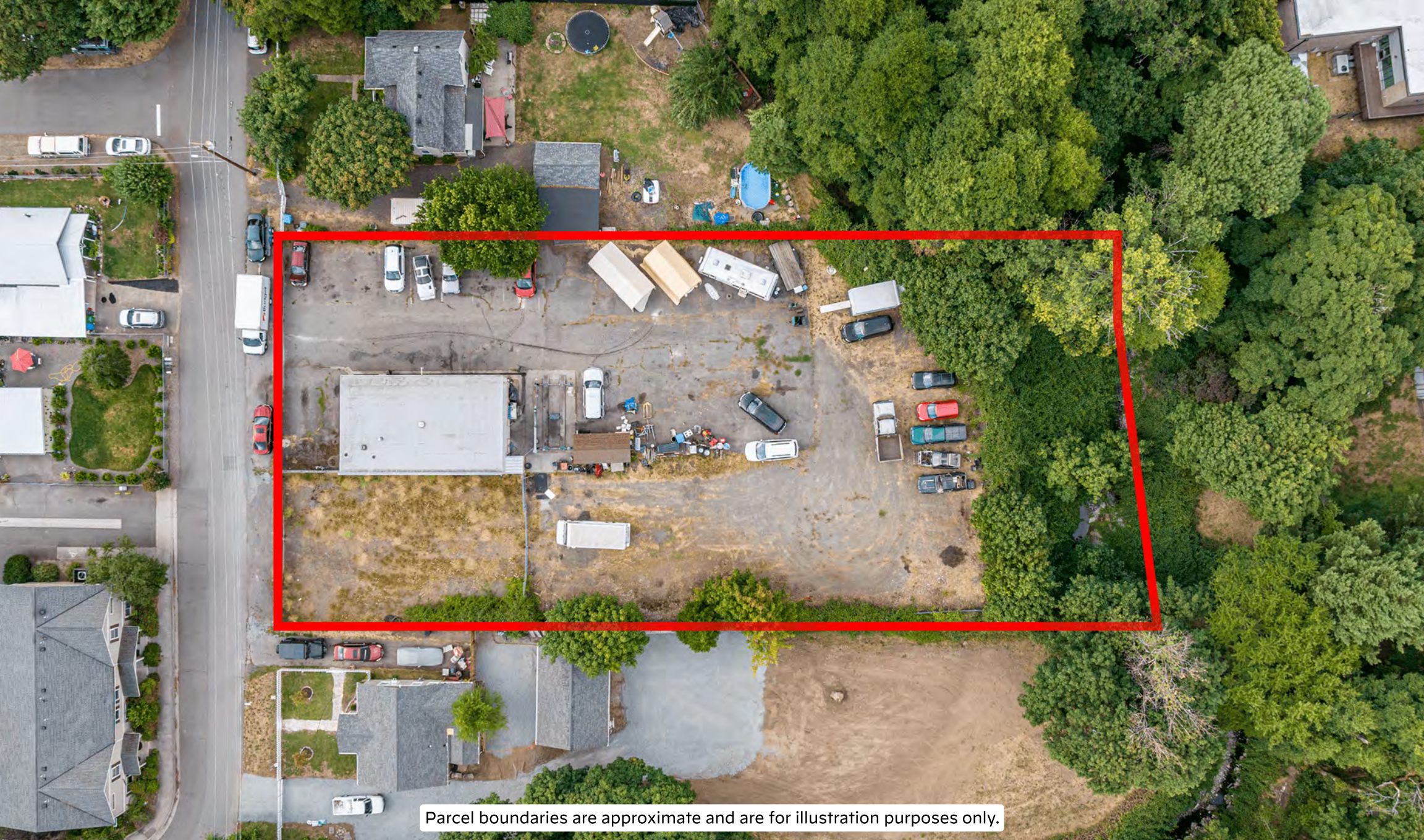
Identification Key

Map and Taxlot	APN	Size	Zone
(01) 36-4W-22BB TL 1101	10703910	0.61-ac	C-1
(02) 36-4W-22BB TL 1000	10284226	0.09-ac	C-1



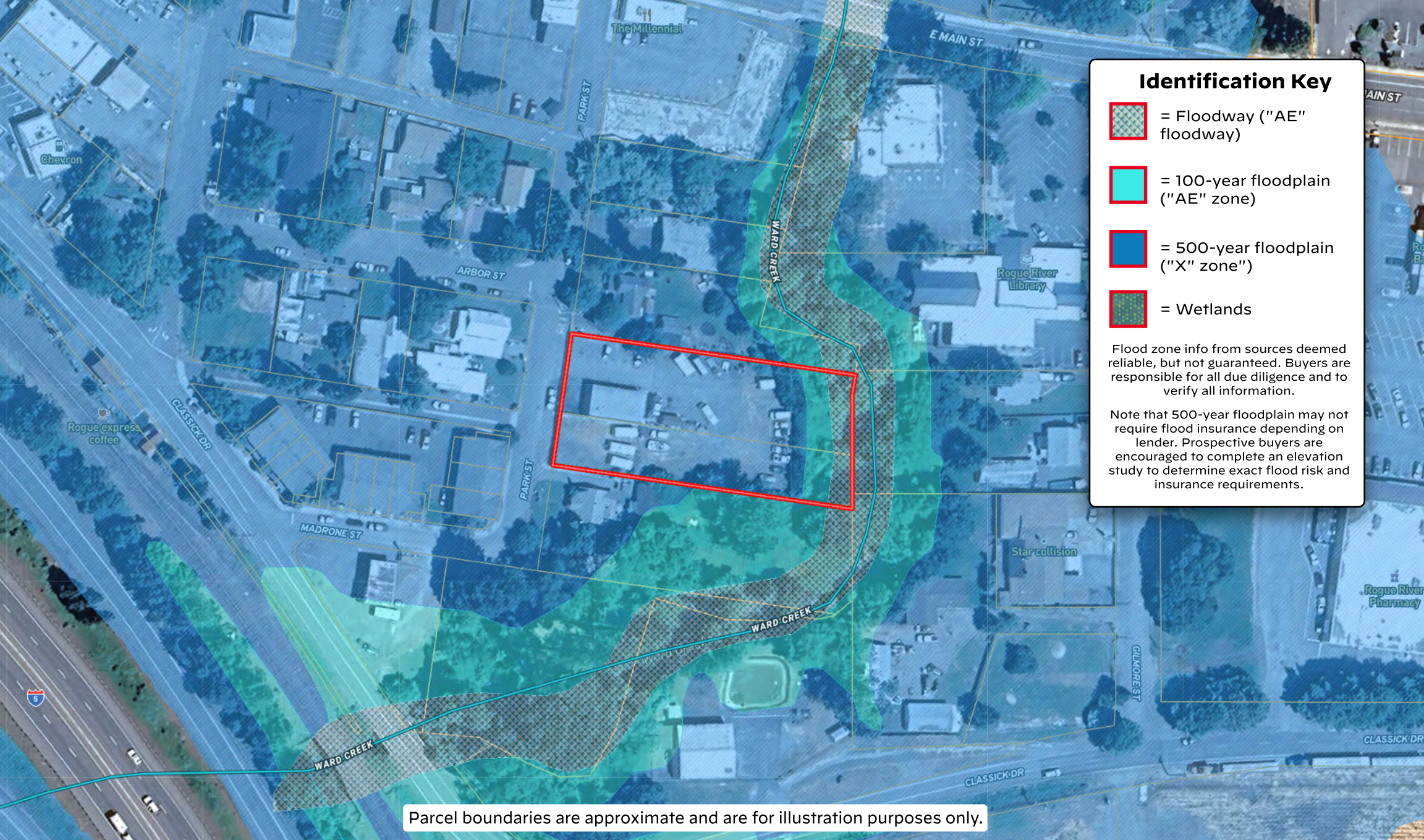
Parcel boundaries are approximate and are for illustration purposes only.

Subject Property Aerial Summary







Parcel boundaries are approximate and are for illustration purposes only.

Subject Property Aerial

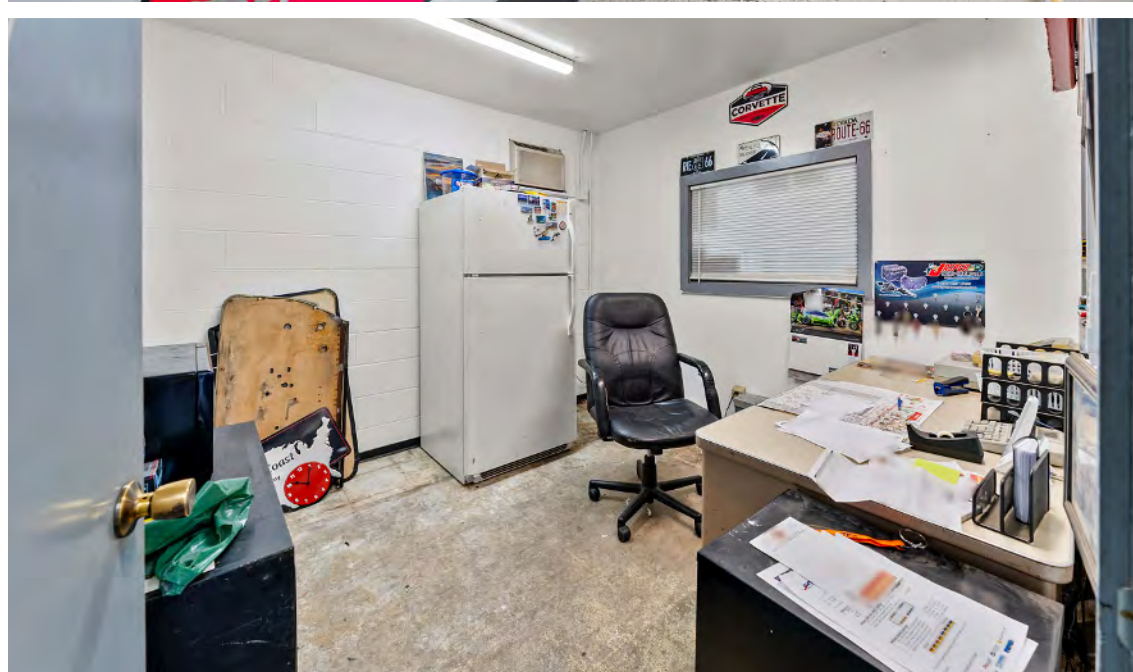


Identification Key

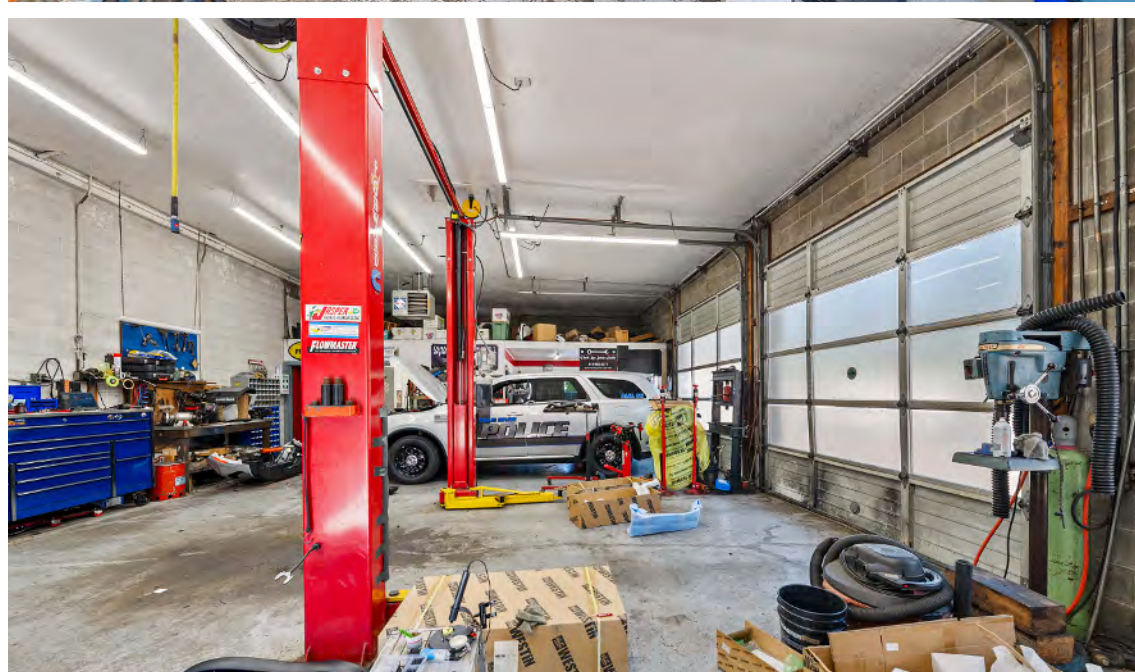
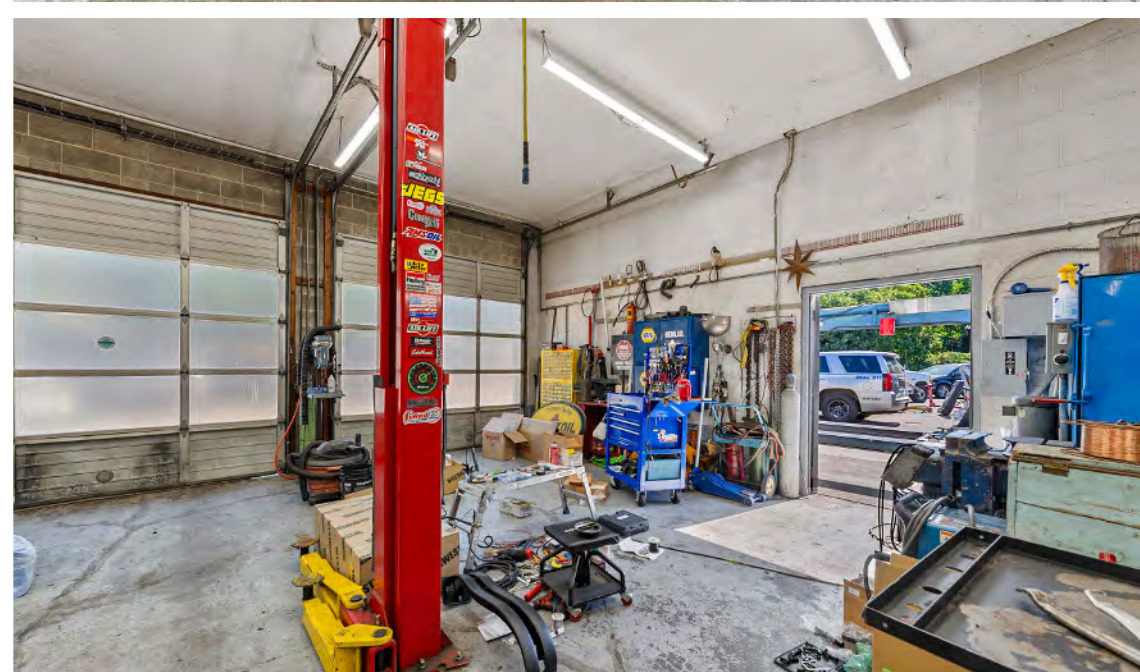
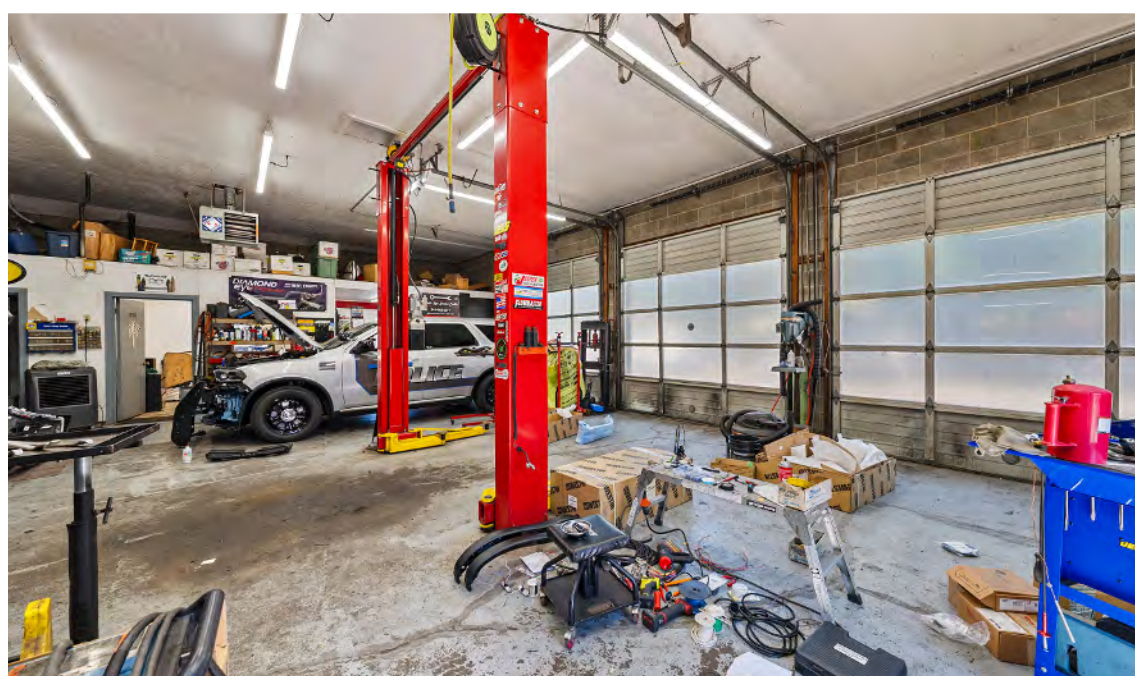
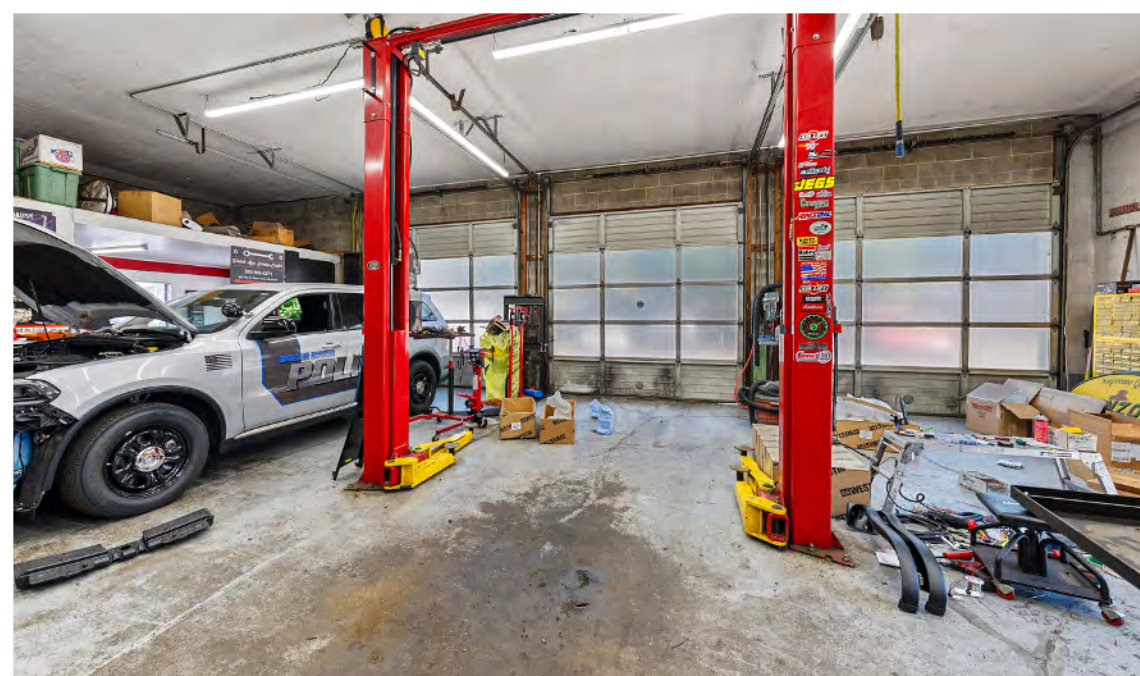
-  = Floodway ("AE" floodway)
-  = 100-year floodplain ("AE" zone)
-  = 500-year floodplain ("X" zone")
-  = Wetlands

Flood zone info from sources deemed reliable, but not guaranteed. Buyers are responsible for all due diligence and to verify all information.

Note that 500-year floodplain may not require flood insurance depending on lender. Prospective buyers are encouraged to complete an elevation study to determine exact flood risk and insurance requirements.



Interior Photos



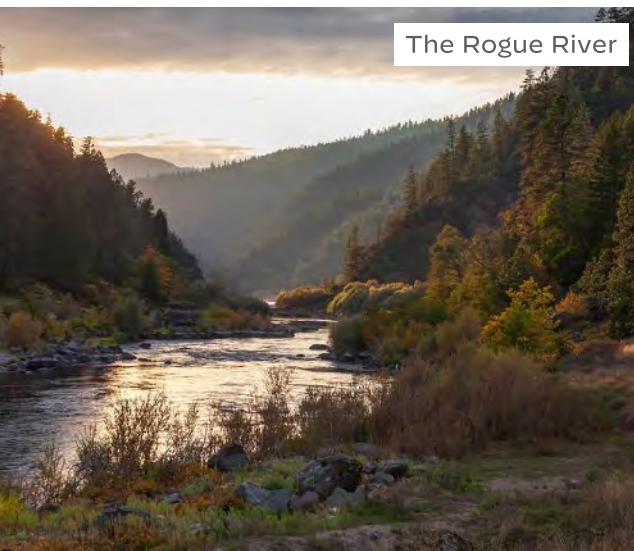
Interior Photos



Region Map



Rogue River City



The Rogue River



Historic Wimer Bridge



Rogue River, OR History and Profile

Rogue River, Oregon - Rogue River is a city located in Southern Oregon, known for its small town charm and various outdoor recreational activities. Conveniently situated off of I-5 between Medford and Grants Pass, Rogue River serves as a central gateway for exploring the beauty of the Southern Oregon region.

Originally settled during the mid-1840s by pioneers in search of gold, the city and surrounding area was first named Tailholt in 1850, later renamed Woodville in 1910, and eventually became known as the city of Rogue River. The area played a significant role in the Rogue River Indian War, which furthered the settlement and establishment of nearby communities. Rogue River quickly became a key connection between the Rogue Valley and Grants Pass, first as a stagecoach stop and later as a depot for the Southern Pacific Railway, which in turn largely connected California to Oregon.

Economically, Rogue River is known for its diverse base, with manufacturing, healthcare, and social assistance being significant contributors. The manufacturing sector has performed increasingly well, anchored by Murphy Plywood which is a significant employer of Rogue River. The area has a strong sense of community as well as a diverse economy.

Within a 20 minute drive, the Rogue Valley International-Medford Airport is the regional air travel hub for all of Southern Oregon, with well over 1M annual travelers. Breathtaking outdoor recreational activities are also moments away; the Rogue River itself, Valley of the Rogue State Park, Upper and Lower Table Rock, as well as the Crater Lake National Park are all within an easy drive.

Overall, Rogue River blends its historical roots with a forward-looking perspective, making it a desirable destination for businesses and residents alike.

Sources: Schwartz, E.A., *Oregon Encyclopedia* 2022. Wikipedia. Census.gov

Transaction Guidelines

202 Park Street is being offered on the open market. Purchasers should rely on their own assumptions and base their offer on the "As-Is, Where-Is" condition of the property. Merit Commercial Real Estate will be available to assist prospective purchasers with their review of the offering and answer any questions within their scope of practice.

Property Tours: Tours are available by appointment only, and must be completed with the company of a listing broker or other representative. Seller reserves the right to suspend tours at any time without notice. Seller requires at least 24 hour advance notice for any tours.

Offers: There is not currently a definitive date for offers to be submitted. When a prospective buyer prepares an offer for any portion of the Site, such offers should, at a minimum, include the following:

- Purchase price
- Verifiable proof of funds
- Amount of earnest money deposit
- Buyer's due diligence period, extension options, and internal approval process
- Desired closing date
- Breakdown of closing expenses to be paid by buyer and seller, if differing from local customs

Please contact listing brokers Scott and Caspian for additional information.

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