

**Evans
Elder
Brown &
Seubert**

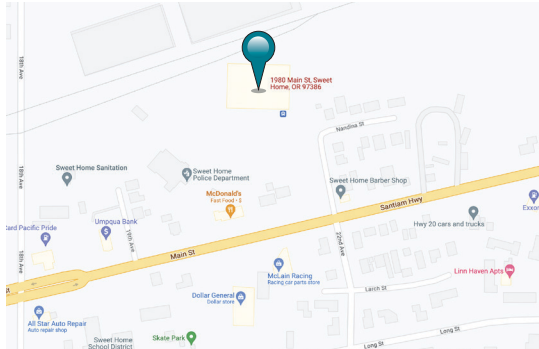
COMMERCIAL REAL ESTATE

101 E. Broadway
Suite 101
Eugene, OR 97401
(541) 345-4860

eebcre.com

FOR SALE

1980 Main Street
Sweet Home, Oregon 97386



CONTACT

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(541) 345-4860

Licensed in the State of Oregon



BiMart Store

Absolute Triple Net Lease

- 32,120 square foot store
- Lease to June 30, 2034 with renewals
- \$4,800,000

Description



Lease Terms

- Lease Term July 1, 2024 - June 30, 2034
- Current rent \$262,597
- 7.5% rent increase July 1, 2024 and July 1, 2029
- Absolute triple net

- Four 5-year renewal terms
- 7.5% rent increase at the beginning of each renewal term

Site

- 1980 Main Street, Sweet Home
- Includes cross parking agreement with adjacent properties

Building

- 32,120 square feet

Adjacent Properties

- Sweet Home Police Department
- McDonalds

Sweet Home

- Sweet Home estimated population 15,000

Location

