



Gall Real Estate
Services, LLC

www.Gallre.com

PO Box 748
Salem, OR 97308

\$325,000

Zoned: CBD

5,280 SF

16-17 Taxes:

\$2,939

Year Built:

1951

*For additional information
on this property please contact:*

**Jennifer Hand
Broker**

jhand@gallre.com

503.363.6051 (ph)

503.363.1791 (fax)

503.559.9839 (cell)

**168-172 SW Court St.,
Dallas, OR 97338**

For Sale

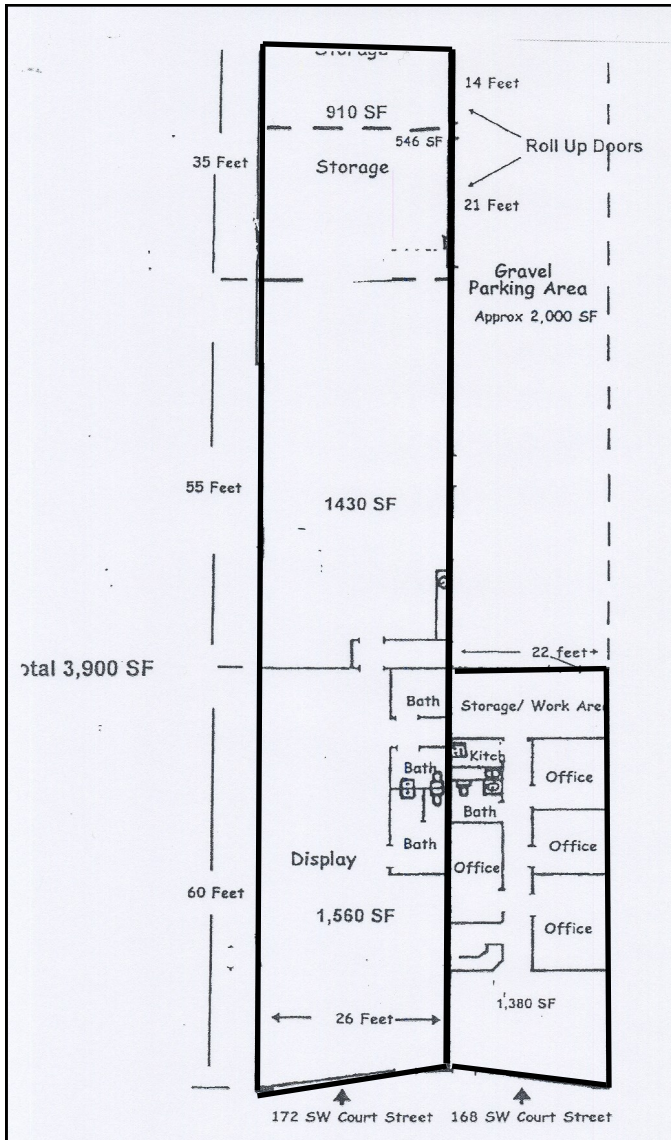


PROPERTY HIGHLIGHTS:

- Stand alone building just off of Main St.
- The two Tenants are Harvest Cross-Fit and The Dallas Chamber of Commerce, both are currently on Modified Gross, multi-year leases.
- Zoned: Central Business District.
- Gross annual rents of \$34,953
- Capitalization Rate: 7.8%

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Reference to square footage or age are approximate.

**168-172 SW Court St.,
Dallas, OR 97338**



Gross Rents: \$34,953
Vacancy Loss: \$ 1,748

Adjusted Gross
Income: \$33,205
Property Tax: \$ 2,939
Hazard Ins. \$ 641
Maint. Reserve: \$ 1,660
Repairs \$ 2,504

Net Operating
Income: \$25,461

Capitalization
Rate: 7.8%

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