

201 SW L St



Presented By:
Merit Commercial Real Estate LLC

201 SW L St, Grants Pass, OR 97526



201 SW L St

201 SW L St, Grants Pass, OR 97526

Property Details

Investment property in the heart of Grants Pass, Oregon. DaVita Dialysis has just over 4 years remaining on their lease, along with an additional to two (2) five (5) year options. The lease structure features annual 3% escalations during the base term and options. NNN lease provides passive income investment, also providing an internet-resistant tenant and an essential service. DaVita is a Fortune 500® health care provider. The company is the largest provider of kidney care services in the U.S. DaVita is committed to patient-centric care models, implementing the latest technologies and moving toward integrated care offerings for all.

Price: \$1,525,000

- internet resistant
- tenant provides essential service
- perfect 1031 property

View the full listing here: <https://www.loopnet.com/Listing/201-SW-L-St-Grants-Pass-OR/19188112/>

Price:	\$1,525,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Sale Type:	Investment
Cap Rate:	7.00%
Lot Size:	0.40 AC
Rentable Building Area	4828 SF
:	
Rentable Building Area	4,828 SF
:	
Sale Conditions:	
No. Stories:	1
Year Built:	1994
Tenancy:	Single
Parking Ratio:	3.52/1,000 SF
Zoning Description:	GC

201 SW L St

201 SW L St, Grants Pass, OR 97526

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Davita Dialysis	4,828	July 2024

201 SW L St

201 SW L St, Grants Pass, OR 97526

Location



201 SW L St

201 SW L St, Grants Pass, OR 97526

Property Photos



20200404_183243323_iOS



20200409_213742188_iOS

201 SW L St

201 SW L St, Grants Pass, OR 97526

Property Photos



20200409_213753206_iOS



20200404_183225560_iOS

201 SW L St

201 SW L St, Grants Pass, OR 97526



Scott King

scottking@gmail.com

(541) 890-6708

**Merit Commercial Real
Estate LLC**

1600 Sky Park Dr

Medford, OR 97504

