



Presented by: Roy Widing
 Certified Realty Company **Client Full**
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COMM/INDUSTRIAL **Status:** ACT 3/10/2016 9:40:19 AM
ML#: 16230463 **Area:** 146 **List Price:** \$780,000
Address: 25496 S HIGHWAY 99E
City: Aurora **Zip:** 97002 **Zoning:** com
County: Clackamas **Map** **Prop**
Coord: **Tax/Yr:** \$2,633.33
CC&Rs:
TaxID: 01005389
Sale Inc: BLDG, BUSNS, EQUIP **Prop Type:** BUSOP
Legal: SECTION 07 TOWNSHIP 4S RANGE 1E TAX LOT 03501

BUILDING AND LAND INFORMATION

Yr Built: 1940 / EXISTNG	Present Use: RESTRNT	# Stry/Bldg: 2/1
Parking: 50/ ON-SITE	Construction: FRAME, WOOD	Ceiling Ht/Ft:
Truck Door: 1 / GRADE	Roof: COMP	Gross SQFT: 2000
Occupancy:	Loading: RR-MAIN	Office SQFT: 75
Features: ADA, I-STORG, OFFICE, OS-LITE, SIGN		Whse SQFT:
Equipment: COMPRSR, FIXTURS, FURNITR, SEC-SYS, SMOKDET		Mfg SQFT:
Rd Surface: PAVED	Lot Size: 1-2.99AC	Rd Frontage: 445
Lot Dim: irreg	Lot SQFT: 51836	# Acres: 1.19
Waterfront:	Body Water:	View:

UTILITIES

Heat: FOR-AIR	Fuel: ELECT	Water: WELL	Volts:
Cool: CENTAIR	Sewer: SEPTIC		Amps:

REMARKS

XSt/Dir: Highway 99E
Public: 90 year old well known restaurant. Many upgrades to building with emphasis on maintaining the appeal of the TOP O Hill, relaxing atmosphere. This is a full service facility presently serving breakfast & lunch. Dinner menus easily added & served for many years. Includes all equipment, furnishings, inventory, business name, good will, signage, storage shed, 1998 ChevP30 food/catering van, fully operational w/scheduled venues in place.

BUSINESS AND LEASE INFORMATION

Doc Avail: OPR-EXP, P&L, PLT-MAP	Inventory: Y	Yr Estab: 1926
Restrictions:	Business Name: TOP O HILL RESTAURANT	
Actual Gross Income: \$654,300	Actual Net Income: \$17,428	Actual Oper. Expenses: \$415,148
Proj. Gross Income: \$700,000	Proj. Net Income:	Proj. Oper. Expenses:
Lease Type:		Lease Amount:
Lease Expire:	Leased Equip:	Lease Deposit:
Short Sale: N	Bank	
	Owned/REO: N	
List Date 3/9/2016		

COMPARABLE INFORMATION

O/Price: \$780,000