

FOR SALE

453 Oregon Way Longview, WA 98632

\$549,000

Great investment opportunity with this refreshed 4-space building. This building features 3,306 +/- SF spread over four spaces and sits on 9,600 SF of land. The four spaces would generate a proforma income of a 7.23% CAP rate and features open and bright retail space, hair salon space and even a partial restaurant setup. All spaces have been tastefully refreshed on the interior and are move-in ready. Ideal for an owner-user that would like income or to add to your investment portfolio. Call today to view this refreshed investment property.

Price: \$549,000 | Building SF: 3,306 | Lot Size: 9,600 | Tax Parcel: Portion of Parcel 06846

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EXECUTIVE SUMMARY

Tenants	Size	Pro Forma Rents	Triple Net
Suite 100	827 SF +/-	\$827	Yes
Suite 200	827 SF +/-	\$827	Yes
Suite 300	827 SF +/-	\$827	Yes
Suite 400	827 SF +/-	\$827	Yes
Total		\$3,308	
Total Annual Income		\$39,696	
Expenses	Paid by Tenants Through NNN		
Total Est. Annual Expenses	\$0		
NET Operating Income	\$39,696		
Pro Forma CAP Rate	7.23%		

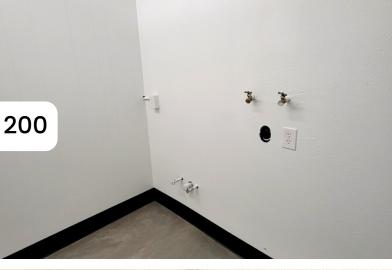


PROPERTY PHOTOS













DISCLAIMER

The information in this package has been obtained from sources believed reliable. Whilst we do not doubt its accuracy we have not verified it & we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy & completeness. Any projections, opinions, assumptions or estimates used are for example only & do not represent the current or future performance of the property. The value of this transaction to you depends on tax & other factors which should be evaluated by your tax, financial & legal advisors. You & your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

