



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



Suite 100



Suite 200



Suite 300



Suite 400

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.