## FOR SALE

### 453 Oregon Way Longview, WA 98632

#### PROPERTY INFORMATION

Price: \$660,000

Building Size: 3,306 SF +/-

Lot Size: 9,600 SF +/-

Tax ID: Portion of Parcel 06846

### PROPERTY FEATURES

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 6+/-% 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.







For Further Information Please Contact Chris Roewe | Broker chrisroewe@hotmail.com 360-501-5500

woodfordcre.com

The information contained herein has been obtained from sources we understand to be reliable. Whilst we do not doubt its accuracy it has not been verified & we make no guarantees, warranty, or representations about it. Any projections, opinions, assumptions or estimates used are for example only. You & your advisors should conduct a careful independent investigation of the property to determine the property's satisfaction to your needs. © Woodford Commercial Real Estate.

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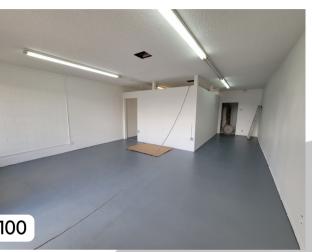
Tenant Information:	Size:	Performa Rents	Triple Net
Suite 100	827 SF+/-	\$827.00	Yes
Suite 200	827 SF+/-	\$827.00	Yes
Suite 300	827 SF+/-	\$827.00	Yes
Suite 400	827 SF+/-	\$827.00	Yes
Total Monthly Income:		\$3,308	
<b>Total Annual Income:</b>		\$39,696	
Expenses (Annual):		Paid by tenants	through NNN
Total Expenses:		\$0.00	
Total Net Income:		\$39,696	
Performa CAP Rate:		6.1%	

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# PHOTOS

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