

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
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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	
Total Annual Income:		\$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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Suite 100



Suite 300



Suite 200



Suite 400



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