



# FOR SALE

**457 Oregon Way  
Longview, WA 98632  
\$599,000**

Highly visible, freshly updated inside and out, optimally located restaurant building with a lot of potential now available. Bring your vision and use to this almost turnkey 4,133 SF +/- building. This newly refreshed building features new HVAC, multiple hoods, multiple sinks including triple sinks, walk-in, office, beverage cooler, multiple restrooms, a lot of power, and unlimited potential. Use the whole space for your restaurant dreams or demise a small space off to bring in additional income. This space would generate a proforma income of a 9.35% CAP rate. The location boasts great visibility, plenty of private parking, and signage opportunities. Adjacent parcel also available for sale. Building is also available for lease. Call today for additional information.

---

**Building SF: 4,133 | Lot Size: 12,000 | Tax Parcel: 06845**

**Chris Roewe | Partner/Broker**  
C. 360.556.5101  
chrisroewe@hotmail.com

**Lindsay Johnson | Licensed Assistant**  
O. 360.501.5500  
www.woodfordcre.com



# EXECUTIVE SUMMARY

Tenants	Size	Pro Forma Rents	Triple Net
Restaurant Space	2,133 SF	\$2,666.25	Yes
Suite 200	2,000 SF	\$2,000.00	Yes
<b>Total</b>		<b>\$4,666.25</b>	
<b>Total Annual Income</b>		<b>55,995.00</b>	
Expenses	Paid by Tenants Through NNN		
<b>Total Est. Annual Expenses</b>		<b>\$0.00</b>	
<b>NET Operating Income</b>		<b>\$55,995.00</b>	
<b>Pro Forma CAP Rate</b>		<b>9.35%</b>	





# 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.