

FOR SALE

457 Oregon Way
Longview, WA 98632

PROPERTY INFORMATION

Price:	\$700,000
Building Sizes:	4,133 SF
Lot Size:	12,000 SF
Tax ID:	06845

PROPERTY FEATURES

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 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 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.



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

woodfordcre.com

208 Vine St. Kelso, WA 98626

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.

FOR SALE

457 Oregon Way
Longview, WA 98632

Tenant Information:	Size:	Performa Rents	Triple Net
Restaurant Space	2,133 SF	\$2,666.25	Yes
Non-Restaurant Space	2,000 SF	\$2000.00	Yes
Total Monthly Income:		\$4,666.25	
Total Annual Income:		\$55,995	
Expenses (Annual):		Paid by tenants	through NNN
Total Expenses:		\$0.00	
Total Net Income:		\$55,995	
Performa CAP Rate:		8.0%	



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.

PHOTOS

457 Oregon Way
Longview, WA 98632



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.